



OFFICE OF THE CITY ATTORNEY  
Long Beach, California

**CH-1**

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Cristyl Meyers  
Howard D. Russell  
Tiffany L. Shin  
Linda Trang  
Theodore B. Zinger

May 11, 2010

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

RECOMMENDATION:

Recommendation to continue the appeal hearing of Eyal Shlomot, Ray Sumner, and Vicki Pell resulting from a decision of the Planning Commission to approve a modification to upgrade an unmanned telecommunication facility at the Gaytonia Apartment Building, a designated historic landmark located at 212 Quincy Avenue in the R-1-N zone. (District 3)

DISCUSSION

On April 6, 2010, this matter came before the City Council for public hearing. A motion was approved to continue the matter for thirty days due to the fact that the Applicant failed to appear at the appeal hearing. However, on April 20, 2010, the City Council initiated a moratorium related to the installation of new wireless telecommunications facilities in the City. As a result, this appeal hearing should be continued until such time as the moratorium either expires or the City Council adopts new regulations related to the installation of wireless facilities.

SUGGESTED ACTION:

Approve recommendation.

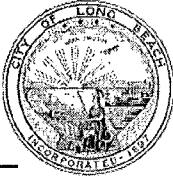
Very truly yours,

ROBERT E. SHANNON, City Attorney

By   
MICHAEL J. MAIS  
Assistant City Attorney

MJM:kjm

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A10-01244



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

~~H-3~~

333 West Ocean Blvd., 4<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-5237 Fax: (562) 570-6205

April 6, 2010

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, deny the appeal and support the decision of the City Planning Commission to approve a modification to upgrade an unmanned telecommunication facility at the Gaytonia Apartment Building, a designated historic landmark located at 212 Quincy Avenue in the R-1-N zone. (District 3)

## DISCUSSION

On November 9, 2009, the Cultural Heritage Commission voted to conditionally approve a Certificate of Appropriateness to allow a modification to an existing unmanned telecommunications facility by replacing three panel antennas with new antennas that include a dap unit and microwave dish within the tower element of the building, and one new exterior GPS antenna on the south elevation. The Planning Commission approved the modification request on December 17, 2009 (Conditional Use Permit and Local Coastal Development Permit No. 0311-06). Three individuals filed an appeal on December 17, 2009 (Exhibit A - Appeal Form and Letter).

The subject site is located in Belmont Heights at the northeast corner of Quincy Avenue and Shaw Street and has a zoning designation of R-1-N (Single-Family Residential District). The parcel is approximately 12,700 square feet in area and is developed with the Gaytonia Apartments, a three-story 27-unit residential building with semi-subterranean parking.

Sprint Nextel is proposing to modify the facility by installing new antennas that include a microwave dish within the tower element of the building. All work will take place behind the walls with no exterior changes other than the GPS antenna. The new GPS antenna will be the same size as the existing GPS antennas, which are approximately one foot high and two to three inches in diameter. The new equipment rack will be located inside the existing equipment room on the first floor of the building, which is out of public view. The new panel antennas and equipment rack will not result in any exterior changes nor will these have any visual impact on the surrounding area. The GPS antenna will be minimally visible from the public right-of-way (Exhibit B - Planning Commission Staff Report, Plans and Photographs).

The City received three letters in opposition to the project related to health concerns regarding the operation of the cellular site. At the Planning Commission meeting, four

individuals spoke against the project with similar concerns regarding radiation levels and health concerns (Exhibit C - Letters). The appeal addresses health concerns regarding radiation and emission levels from the new microwave dishes. The appellants are requesting a complete analysis of the emissions and radiation levels, health hazards and plans for monitoring and compliance with the applicable regulations.

The Federal Communication Commission (FCC) and the Federal Telecommunications Act of 1996 regulate environmental effects related to the potential radio frequency emissions of cellular facilities. Federal law prohibits a city from denying a cellular facility permit if the facility meets all federal standards and regulations related to emissions. The Conditions of Approval for this project do require the applicant to comply with and meet all applicable federal emissions standards.

This letter was reviewed by Assistant City Attorney Michael J. Mais and by Budget Management Officer Victoria Bell on March 17, 2010.

#### TIMING CONSIDERATIONS

The Municipal Code requires Council action within 60 days of the Planning Commission decision, which took place on December 17, 2009. The appellant was out of town for an extended period and has agreed to a date beyond 60 days.

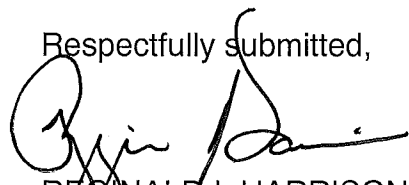
#### FISCAL IMPACT

There will be no fiscal impact as a result of the recommendation.

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



REGINALD I. HARRISON  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:LF  
U:\My Documents\2010 Cases\090617ACCLTR.040610.doc

Attachments: Exhibit A - Appeal Form and Letter  
Exhibit B - Planning Commission Staff Report, Plans and Photographs  
Exhibit C - Letters

APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

## APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

<input type="checkbox"/> Zoning Administrator	on the <u>17</u> day of <u>December</u> , 20 <u>09</u>
<input checked="" type="checkbox"/> Planning Commission	
<input type="checkbox"/> Cultural Heritage Commission	
<input type="checkbox"/> Site Plan Review Committee	

Appellant(s): Eyal Shlomot, Ray Summer, Vicki Pell

Project Address: 212 QUINCY AVE, LONG BEACH, CA 90803

Reasons for Appeal: See Attached

Your appellant herein respectfully requests that Your Honorable Body <b>reject</b> the decision and	<input type="checkbox"/> Approve	this application.
	<input checked="" type="checkbox"/> Deny	

	Appellant 1	Appellant 2
Name:	EYAL SHLOMOT	RAY SUMNER
Address:	216 QUINCY AVE, #1	212 ROSWELL AVE
City/ZIP:	LONG BEACH, CA, 90803	LONG BEACH, CA 90803
Phone:	562-338-5497	562 938 4114
Signature:	<i>Eyal Shlomot</i>	<i>Ray Summer</i>
Date:	12/26/09	12/26/09

Attach additional sheets if necessary for further appellants.

Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).

(Staff Use Only Below This Line)

Received by: LF App. No.: PHS 10702 Filing Date: 12/28/2009

Materials Required:  Plans  Photographs  Special Materials

Fee: \$56.84  Fee Paid Project (receipt) No.: 00688103

## Gaytonia Wireless Antennas and Microwave Dishes – Reasons for Appeal

On December 17, 2009, the planning commission approved the plan for an upgrade of wireless antennas in the Gaytonia building, including additional microwave dishes.

Three people provided objections in writing, based on the possible radiation health hazards of the planned project. Mr. Eyal Shlomot participated in the hearing of the planning commission and provided further verbal objections. Despite the objections, the planning commission approved the project.

During the hearing of the planning commission it was clarified that the commission planning was not provided with any information about the level of current and expected emission level and radiation experienced in the residential areas around the project. A statement was made during the hearing that "the project will comply with FCC regulations which will be monitored by the staff." However, no information was provided on the expected levels of radiation in all directions and distances, as average and peak measures of the full allocated spectral band, the widely accepted safe radiation levels and health hazards.

Some technical information was provided during the planning commission hearing by the applicant, but this information was clearly incorrect, if not even misleading:

1. The applicant stated that the new antennas will provide high bandwidth Internet access for cellular devices (4G), but added later that the radiation levels will be the same as the existing antennas. Obviously, these two statements contradict each other.
2. The applicant stated that the project will include two new microwave dishes, likely directed to the East and the other to the South-East, but a brief review of the application plan shows that the project will include three new microwave antennas, one directed to the West, the second to the North-East and the third to the South-East.

However, critical information was provided by the applicant during the planning commission hearing with respect to the role of the new microwave dishes. Apparently, the added capacity for cellular Internet access exceeds the capacity of the current terrestrial links that connect the cellular antennas to the network backbone. The additional microwave dishes will be used to provide the additional capacity. Nothing in the hearing or in the plan provides any information on the health risks due to the additional microwave dishes and the City was not provided with an alternative plan that uses terrestrial means (e.g., optical fibers) instead of the planned microwave dishes.

It should be noted that a microwave dish emits a concentrated and directed energy beam. Even if the microwave dishes will not point directly to a residential building, it is clear that residential areas at the path of the microwave beam will suffer from additional radiation. Moreover, since three remote microwave dishes will be pointing at the Gaytonia, each residential building adjacent to the Gaytonia and its occupants (not to mention the Gaytonia building itself and its residences) will be on the direct paths of the remote microwave dishes.

The applicant assured that the project will comply with FCC regulations. A brief review of the file revealed that it includes a single input from the FCC, addressing "Section 106" (potential impact to a structure that

is a historic landmark), which is dated to 03/10/2004 (which might be related to the current cellular installation). Clearly, the FCC input to the project (and likely also for the current installation) does not address the emission levels and the associated health hazards due to radiation in the neighboring residential areas.

We respectfully ask the City Council to reject the application in its current form. We propose that the applicant will redesign and resubmit two options for the project:

1. Without the additional microwave dishes
2. With the additional microwave dishes.

For each of the options, a complete analysis of the expected emission levels and the expected radiation levels at each direction and at each distance from the new antennas should be provided, together with an analysis of the expected health hazards and the relevant plans for monitoring and compliance with all applicable regulations.

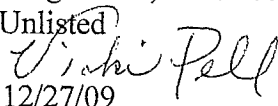
Eyal Sklomot  
Ray Sumner  
Vicki Pelf

Eyal Sklomot will be traveling:

January 26 - February 22

City Of Long Beach Application For Appeal  
Planning Commission 17<sup>th</sup> day of December, 2009

Appellant 3

Name	Vicki Pell
Address	208 Park Ave #2
City/Zip	Long Beach, CA 90803
Phone	Unlisted
Signature	
Date	12/27/09



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 17, 2009

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Approve a request for a modification to an approved permit to upgrade an unmanned telecommunication facility at the Gaytonia Apartment Building, a designated historic landmark located at 212 Quincy Avenue in the R-1-N zone. (District 3)

APPLICANT: Robert Thomas  
c/o Lynn Van Aken for Sprint  
Blackdot Wireless  
27271 Las Ramblas, 2<sup>nd</sup> floor  
Mission Viejo, CA 92691  
(Application No. 0906-17)

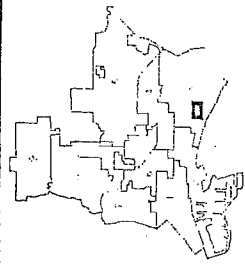
### DISCUSSION

The subject site is located in Belmont Heights at the northeast corner of Quincy Avenue and Shaw Street (Exhibit A - Location Map), and has a zoning designation of R-1-N (Single-Family Residential District). The parcel is approximately 12,700 square feet (100 by 127 feet) in area and is developed with the Gaytonia Apartments, a three-story 27-unit residential building with semi-subterranean parking. This request is to modify an existing telecommunications facility approved by the Planning Commission on February 5, 2004 (Conditional Use Permit and Local Coastal Development Permit No. 0311-06).

Sprint Nextel is proposing to modify the facility by replacing three existing panel antennas with new antennas within the tower element of the building and adding one exterior GPS antenna on the south elevation. There are currently three sets of panel antennas that face the north, south and west elevations located within the tower. The applicant is proposing to remove the middle antenna on each elevation and replace this antenna with a new antenna. All work will take place behind the walls and no exterior changes are proposed other than the GPS antenna. There are currently two GPS antennas on the south building elevation. The new GPS antenna will be the same size as the existing antennas, which are approximately one foot high and two to three inches in diameter. The new equipment rack will be located inside the existing equipment room on the first floor of the building, which is out of public view (Exhibit B - Plans & Photographs).





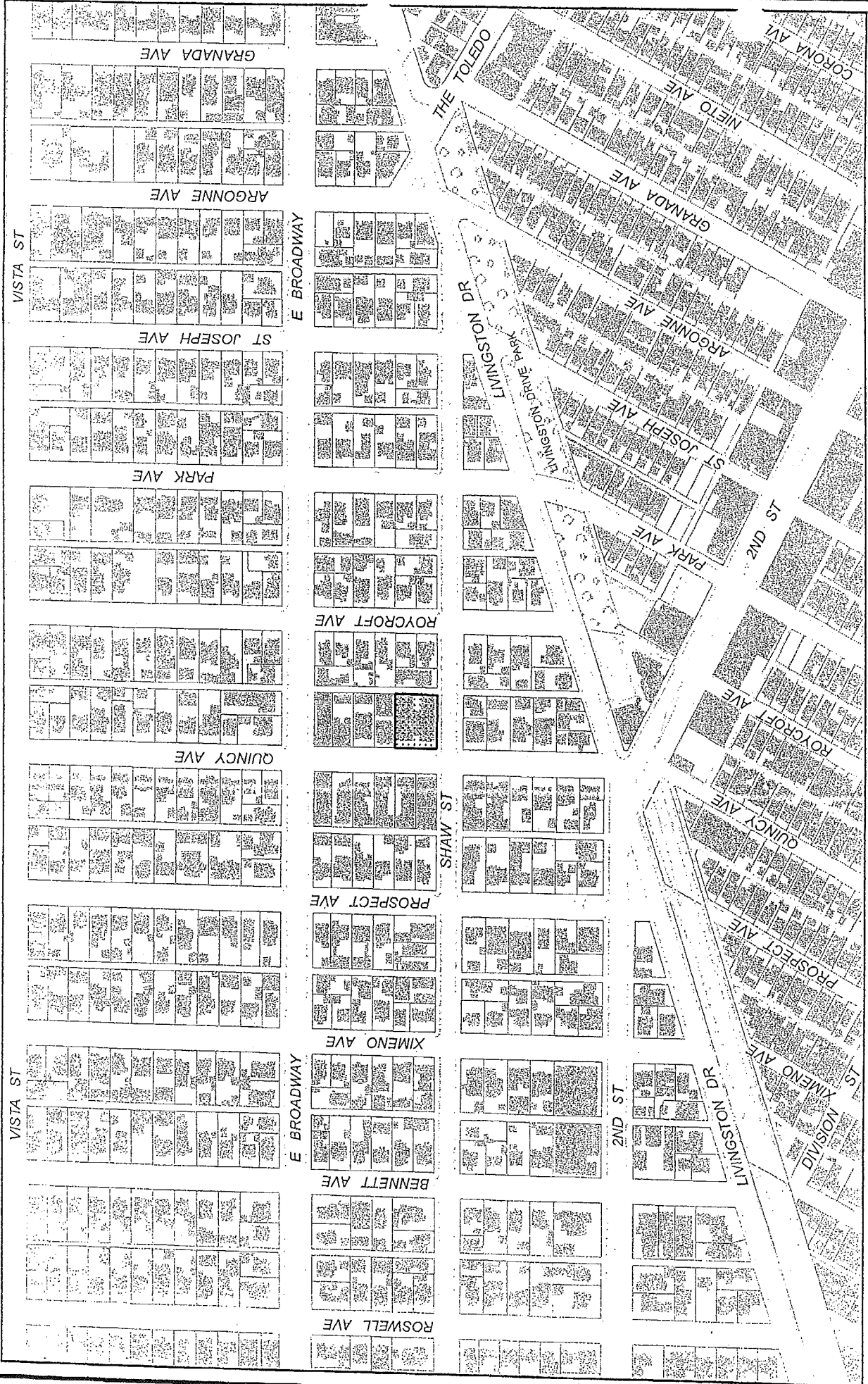
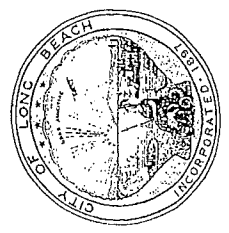


# Exhibit A



## Subject Property:

212 Quincy Ave  
Application No. 0906-17  
Council District 3  
Zoning Code : R-1-N



**Modification to an Approved Permit Findings  
(CUP Case No. 0311-06)  
Application No. 0906-17**

Pursuant to Section 21.21.405 of the Long Beach Municipal Code, a request for Modification of Permits can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

An approved permit, variance or other entitlement may be modified as long as the modification is found to further the purposes of the Zoning Regulations. The hearing body, which granted the original approval, must consider and act on the modification within sixty (60) days of receiving the modification request. If the Zoning Administrator finds that the modification will not significantly alter the original approved action, notice of hearing on the requested modification shall be given to any person or entity whom the Zoning Administrator determines was aggrieved at the original hearing. If the Zoning Administrator finds that the modification may significantly alter the original approved action, notice of hearing on the requested modification shall be given as required for an initial hearing as shown on Table 21-1. For the purposes of this Section, a significant alteration shall include but is not limited to a request to relocate the project to a new location other than that approved by the permit, or a request to change the size of the project as approved by the permit by more than ten percent (10%).

The City Planning Commission approved a request for a Conditional Use Permit and Local Coastal Development Permit to operate an unmanned telecommunications facility in a R-1-N zone on February 5, 2004. The site has been in operation since July 2004 when the building permit was finalized. When the antennas were originally installed they were located within the existing tower element screened from public view. The equipment is located within an equipment room on the first floor of the building, which is also screened from public view. The current request is to modify three of the existing antennas, add one exterior GPS antenna, and add one equipment rack to provide wireless high-speed Internet service in conjunction with the continued operation of the telecommunications facility. The request is found to be consistent with the purpose of the Zoning Regulations in providing a service to the community, which is allowed with the approval of a Conditional Use Permit. The proposed changes will not alter the original approval for operation of a telecommunication facility with minimal exterior alterations.

## LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

1. **THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND**

A positive finding can be made for this item.

The site is located in Belmont Heights/Belmont Park (Area C) of the Coastal Plan. This area of the plan calls for single and duplex residential densities. The project involves a modification to an existing unmanned telecommunication facility by upgrading the existing equipment to provide wireless high-speed internet service. The project will result in minimal exterior changes to the building, which is a designated historic landmark building. The antennas were installed under a Conditional Use Permit and Local Coastal Development Permit approved by the Planning Commission on February 5, 2004. The proposed modification is consistent with the original approval and conforms to the Local Coastal Plan.

2. **THE PROPOSED CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THE SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

A positive finding can be made for this item.

Chapter 3 of the Coastal Act deals with the public's right to use of beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedication and to prohibit development, which restricts public access to the beach and/or water resources

The site is located north of the nearest public highway, Ocean Boulevard.

**CONDITIONS OF APPROVAL**  
**Modification to an Approved Permit (0311-06)**  
**212 Quincy Avenue**  
**Application No. 0906-17**  
**December 17, 2009**

1. This request is to modify three panel antennas by replacing existing antennas with new antennas that include an attached microwave dish and DAP unit, add one exterior GPS antenna, and add one equipment rack within the existing equipment room on the first floor of a multifamily residential building in the R-1-N zone.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. All previously approved conditions granted to this site must remain in effect (Conditional Use Permit and Local Coastal Development Permit No. 0311-06 and Certificate of Appropriateness HP09-0177).
4. The antennas shall be located behind the wall of the tower with no exterior alterations as shown on the plans for this project dated June 12, 2009 to the satisfaction of the Director of Development Services.
5. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the Conditions of Approval Acknowledgment Form supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appeasable area of the Coastal Zone, 21 days after the local final action date).
6. Placement of any temporary wireless transmitting/receiving facility on this site shall be prohibited.
7. No cable trays or utility equipment associated with the proposed installation shall be visible from any public right-of-way. All appurtenant equipment shall be appropriately screened, and the screening shall be subject to the approval of the Director of Development Services prior to the issuance of a building permit.
8. Prior to issuance of a building permit, the City Telecommunications Bureau shall determine that the new cellular or personal communications services will not interfere with any City communication system. Approval by the City Telecommunications Bureau shall be provided to the Planning Bureau prior to the issuance of a building permit.

9. The site shall comply with the regulations and development standards of the Federal Communications Commission (FCC), and the United States standards for radio emissions set by the American National Standards Institute (ANSI).
10. Prior to the issuance of a building permit the operator shall obtain a City of Long Beach business license for the telecommunications site.
11. Each new cellular or personal communication station will be subject to a ten (10) year review by the Staff Site Plan Review Committee. The review will determine whether or not the originally approved number of antennas and design are still appropriate and necessary to provide adequate communication service. This review shall also evaluate the visual and aesthetic condition of the site. The site operator shall be required to make visual or aesthetic improvements to the satisfaction of the Director of Development Services.
12. The use shall not adversely affect the health, peace, or safety of persons residing or working on the premises or in the surrounding area.
13. Prior to issuance of a building permit, the applicant shall provide to the Planning Bureau a list of addresses and locations of all wireless telecommunications facilities within Long Beach owned or operated by the company that will utilize the facility that is the subject of this approval. The applicant shall also provide a map, showing each of the subject company's facilities in Long Beach, and the wireless coverage provided by each facility. The intent of this requirement is to facilitate Planning Bureau analysis of co-location opportunities between wireless carriers.
14. Prior to issuance of a building permit, the applicant shall provide to the Planning Bureau contact information for the party or parties responsible for maintenance of the approved wireless facility in the event that it becomes discolored, deformed, damaged or dilapidated. Upon notification by the Department of Development Services or its designee that said facility has become discolored, deformed, damaged or dilapidated, the responsible party shall commence all necessary repairs and renovations within 72 hours of notification.
15. If any wireless operator seeks a modification or new approval of any wireless site on this property, all wireless equipment on this property, for both roof/building-mounted sites and pole-mounted sites, shall be evaluated for co-location and visual improvement opportunities, to the satisfaction of the Director of Development Services.
16. The addition or replacement of any antennas, equipment cabinets, cable runs, screening, or any other materials not specifically identified on plans approved by the Department of Development Services shall require a new application for a modification of this approved permit.
17. Should use of the wireless facility and appurtenant equipment cease, they shall be removed to the satisfaction of the Director of Development Services within 90 days of discontinuance of use.

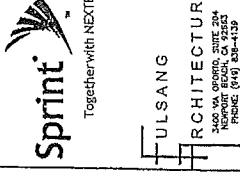
18. This wireless facility shall not be operational ("on air") until issuance of a Certificate of Occupancy by the Department of Development Services. Approval of an Electrical Permit or a final inspection on an Electrical Permit shall not constitute authorization to make the facility operational. If the site is found to be operational, or suspected to be operational, before issuance of a Certificate of Occupancy, the Department of Development Services shall be authorized to require disconnection of electrical power to the radio transmitting/receiving equipment until a Certificate of Occupancy is issued. Failure to comply with an order to disconnect electrical power shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
19. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Development Services.
20. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
21. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
22. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
23. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
24. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
25. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
26. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.

27. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
28. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
29. Any graffiti found on site must be removed within 24 hours of its appearance.
30. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
31. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not allowed
32. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach 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 Long Beach.





**CA-LOS6528a/CA8259**  
 212 QUINCY AVE.  
 LONG BEACH, CA 90803



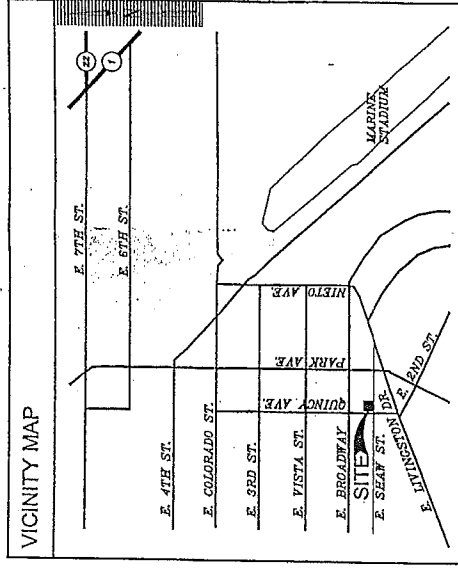
**FULSANG ARCHITECTURE**  
 1500 W. 90TH ST. #1523  
 LONG BEACH, CA 90803  
 PHONE (562) 539-4139

**CA-LOS6528a/CA8259**  
 212 QUINCY AVE.  
 LONG BEACH, CA 90803

**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF NATURE. ANY USE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

**LEGAL DESCRIPTION**  
 TR-REBLANT HORTICULTURE 5 AND LOT 6 BLK 20

**DRAWING INDEX**  
**SHEET DESCRIPTION**  
 T-1 TITLE SHEET  
 A-1 OVERALL SITE PLAN  
 A-2 MECHANICAL, PLUMBING, ELECTRICAL & FIRE ALARMING SCHEDULES, EQUIPMENT & ELEVATIONS  
 A-3 ELEVATIONS  
 A-4 ELEVATIONS



**PROJECT INFORMATION**

**PROJECT DESCRIPTION:** UTILIZE AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A THREE-SECTOR SPRINKLER SYSTEM TO UTILIZE AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A THREE-SECTOR SPRINKLER SYSTEM AND (1) SIDEWALK CAFE FOR SEATING, LOCATED ON AN EXISTING PARCELS 5 AND LOT 6, LONG BEACH, BEARING TR-REBLANT HORTICULTURE 5 AND LOT 6 BLK 20.

**PROPERTY OWNER:**  
 SPRINT HOTEL  
 1500 W. 90TH ST. #1523  
 LONG BEACH, CA 90803  
 CONTACT: PROPERTY MANAGER  
 TEL: (562) 539-4139

**PROJECT LEAD:**  
 ERIC FULSANG  
 CONTACT: ERIC FULSANG  
 TEL: (562) 539-4139

**SITE ACQUISITION:**  
 CONTACT: CASE CONLIN  
 (949) 271-7925

**PERMITS:**  
 CONTACT: LYNN VAN AMEN  
 (949) 271-7925

**CONSTRUCTION:**  
 CONTACT: LARRY CLARK  
 (949) 271-7925

**BE ENGINEER:**  
 CONTACT: MACKELINE ZA BARTOL  
 (949) 355-5375

**BL ENGINEER:**  
 CONTACT: N/A  
 PH: N/A

**PARCEL NUMBER(S):**  
 7256-000-03

**AREA OF PARCEL:**  
 0.222 ACRES

**GENERAL INFORMATION:**  
 1. PARKING REQUIREMENTS ARE UNCHANGED.  
 2. STORAGE IS PROPOSED.  
 3. NO ADJACENT ADVERSELY AFFECTED AREA IS PROPOSED.

**CODE COMPLIANCE:**  
 ALL CODES AND REGULATIONS SHALL BE APPROVED AND INCORPORATED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE ALARM AND NOTIFICATION CODE (NFPA-101-2007) & LOCAL BUILDING CODE.  
 1. CALIFORNIA ADMINISTRATIVE CODE (CAL. TITLES 24 & 26) 2007  
 2. CALIFORNIA ELECTRICAL CODE (CEC) 2007  
 3. CALIFORNIA FIRE ALARM AND NOTIFICATION CODE (NFPA-101-2007)  
 4. CALIFORNIA BUILDING CODE 2007  
 5. CALIFORNIA ENERGY EFFICIENCY STANDARD 2007

**ABBREVIATIONS**

A/C APPROX	AIR CONDITIONING APPROXIMATELY	BLDG	BUILDING	BLK	BLOCK	CLG	CLEARING	CLM	CLIMATE CONTROL	CONST	CONSTRUCTION	CONT	CONTINUOUS	DAP	DIAPHRAGM	DIA	DIAMETER	DN	DOWN	DET	DETAIL	DPT	DEPTH	DRG	DRAWING	ELEV	ELEVATION	ELEC	ELECTRICAL	EQUIP	EQUIPMENT	EXT	EXTERIOR	FIN	FINISH	FLR	FLOOR	FT	FOOT
CAUSE	CAUSE	CC	CORNER	CRND	CROUND	CIP	CONCRETE	CIP	CONCRETE	CONSTR	CONSTRUCTION	CONT	CONTINUOUS	DAP	DIAPHRAGM	DIA	DIAMETER	DN	DOWN	DET	DETAIL	DPT	DEPTH	DRG	DRAWING	ELEV	ELEVATION	ELEC	ELECTRICAL	EQUIP	EQUIPMENT	EXT	EXTERIOR	FIN	FINISH	FLR	FLOOR	FT	FOOT
CAUSE	CAUSE	CC	CORNER	CRND	CROUND	CIP	CONCRETE	CIP	CONCRETE	CONSTR	CONSTRUCTION	CONT	CONTINUOUS	DAP	DIAPHRAGM	DIA	DIAMETER	DN	DOWN	DET	DETAIL	DPT	DEPTH	DRG	DRAWING	ELEV	ELEVATION	ELEC	ELECTRICAL	EQUIP	EQUIPMENT	EXT	EXTERIOR	FIN	FINISH	FLR	FLOOR	FT	FOOT

**DRIVING DIRECTIONS**

DEPART FROM SPRINT/NEXTEL Irvine OFFICE

- START OUT GOING NORTHWEST ON COMMERCE TOWARD EL CAMINO REAL
- TURN LEFT ONTO AMBERG RD.
- TURN LEFT ONTO 106TH ST.
- TURN LEFT ONTO 104TH ST.
- TURN LEFT ONTO 102ND ST.
- TURN LEFT ONTO 100TH ST.
- TURN LEFT ONTO 98TH ST.
- TURN LEFT ONTO 96TH ST.
- TURN LEFT ONTO 94TH ST.
- TURN LEFT ONTO 92ND ST.
- TURN LEFT ONTO 90TH ST.
- TURN LEFT ONTO 88TH ST.
- TURN LEFT ONTO 86TH ST.
- TURN LEFT ONTO 84TH ST.
- TURN LEFT ONTO 82ND ST.
- TURN LEFT ONTO 80TH ST.
- TURN LEFT ONTO 78TH ST.
- TURN LEFT ONTO 76TH ST.
- TURN LEFT ONTO 74TH ST.
- TURN LEFT ONTO 72ND ST.
- TURN LEFT ONTO 70TH ST.
- TURN LEFT ONTO 68TH ST.
- TURN LEFT ONTO 66TH ST.
- TURN LEFT ONTO 64TH ST.
- TURN LEFT ONTO 62ND ST.
- TURN LEFT ONTO 60TH ST.
- TURN LEFT ONTO 58TH ST.
- TURN LEFT ONTO 56TH ST.
- TURN LEFT ONTO 54TH ST.
- TURN LEFT ONTO 52ND ST.
- TURN LEFT ONTO 50TH ST.
- TURN LEFT ONTO 48TH ST.
- TURN LEFT ONTO 46TH ST.
- TURN LEFT ONTO 44TH ST.
- TURN LEFT ONTO 42ND ST.
- TURN LEFT ONTO 40TH ST.
- TURN LEFT ONTO 38TH ST.
- TURN LEFT ONTO 36TH ST.
- TURN LEFT ONTO 34TH ST.
- TURN LEFT ONTO 32ND ST.
- TURN LEFT ONTO 30TH ST.
- TURN LEFT ONTO 28TH ST.
- TURN LEFT ONTO 26TH ST.
- TURN LEFT ONTO 24TH ST.
- TURN LEFT ONTO 22ND ST.
- TURN LEFT ONTO 20TH ST.
- TURN LEFT ONTO 18TH ST.
- TURN LEFT ONTO 16TH ST.
- TURN LEFT ONTO 14TH ST.
- TURN LEFT ONTO 12TH ST.
- TURN LEFT ONTO 10TH ST.
- TURN LEFT ONTO 8TH ST.
- TURN LEFT ONTO 6TH ST.
- TURN LEFT ONTO 4TH ST.
- TURN LEFT ONTO 2ND ST.
- TURN LEFT ONTO 1ST ST.
- TURN LEFT ONTO 0TH ST.

RENDERERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REVISION NOTE AS DRAWINGS ARE BEING REVISED

**PROJECT TEAM**

**PROJECT ARCHITECT:**  
 ERIC FULSANG  
 FULSANG ARCHITECTURE  
 1500 W. 90TH ST. #1523  
 LONG BEACH, CA 90803  
 TEL: (562) 539-4139  
 FAX: (562) 539-4139  
 EMAIL: J.FULSANG@CA8259.COM

**PROJECT CONSULTANT:**  
 BLACKHORN WIRELESS  
 3200 COMMERCIAL ST. 200  
 NEWPORT BEACH, CA 92650  
 TEL: (949) 532-3657  
 FAX: (949) 532-3657  
 EMAIL: JAGT@BLACKHORN.COM

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1.	10-10-07	FINAL	EF
2.	10-10-07	FINAL	EF
3.	10-10-07	FINAL	EF

**SHEET TITLE**  
 TITLE SHEET

**SHEET NUMBER**  
 T-1

**Sprint**  
Together with NEXTEL

**FULSANG ARCHITECTURE**  
3400 VA OROVERO, SUITE 204  
HERNDON, VA, CA 20153  
PHONE (703) 538-1153

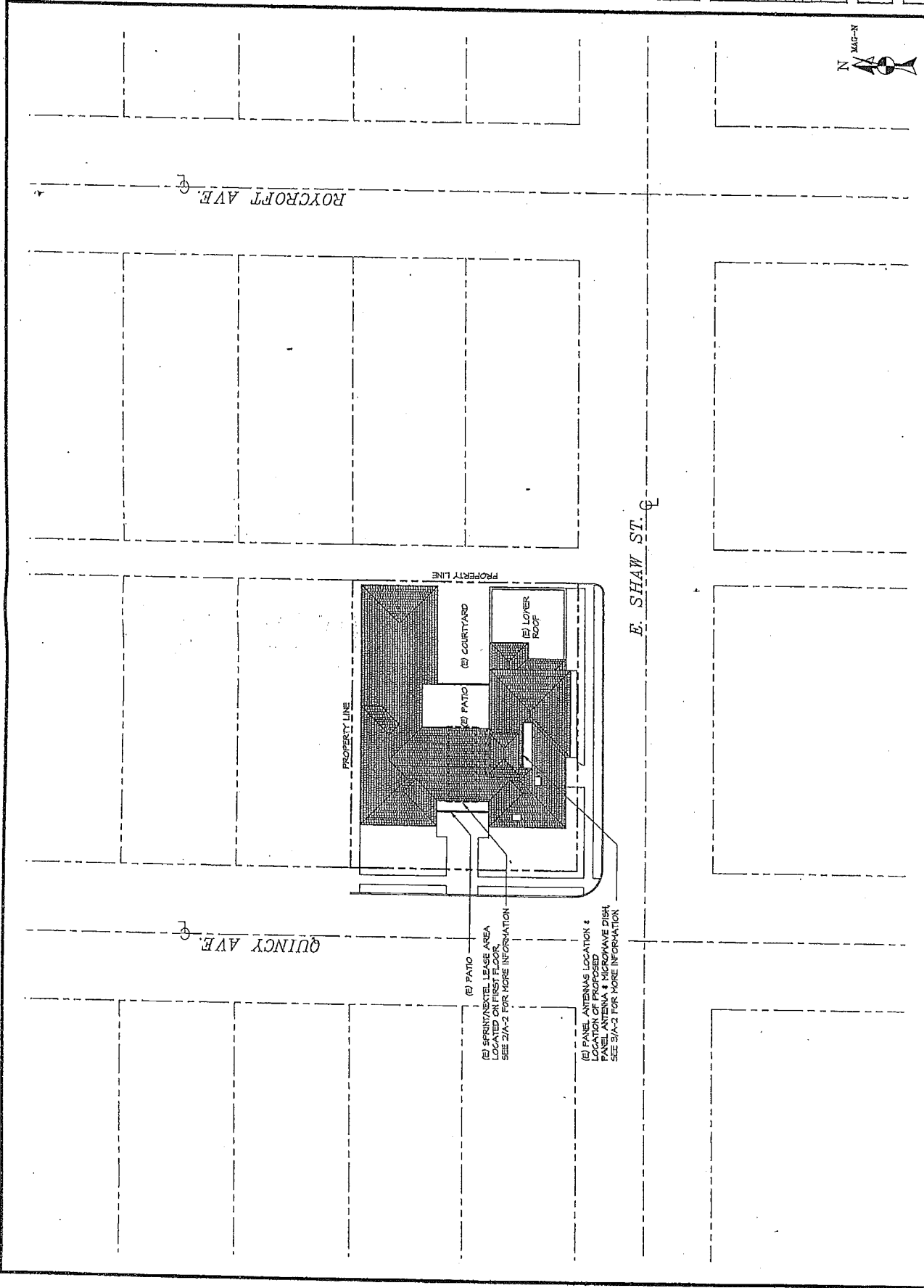
CA-LOS6528a/CA8259  
212 QUINCY AVE.  
LONG BEACH, CA 90803

NO.	DATE	DESCRIPTION	BY
1	10/20/06	ISSUE FOR PERMITS	LF
2	10/20/06	ISSUE FOR PERMITS	LF

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**A-1**



**OVERALL SITE PLAN**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SCALE: 1" = 20'-0"

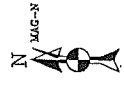
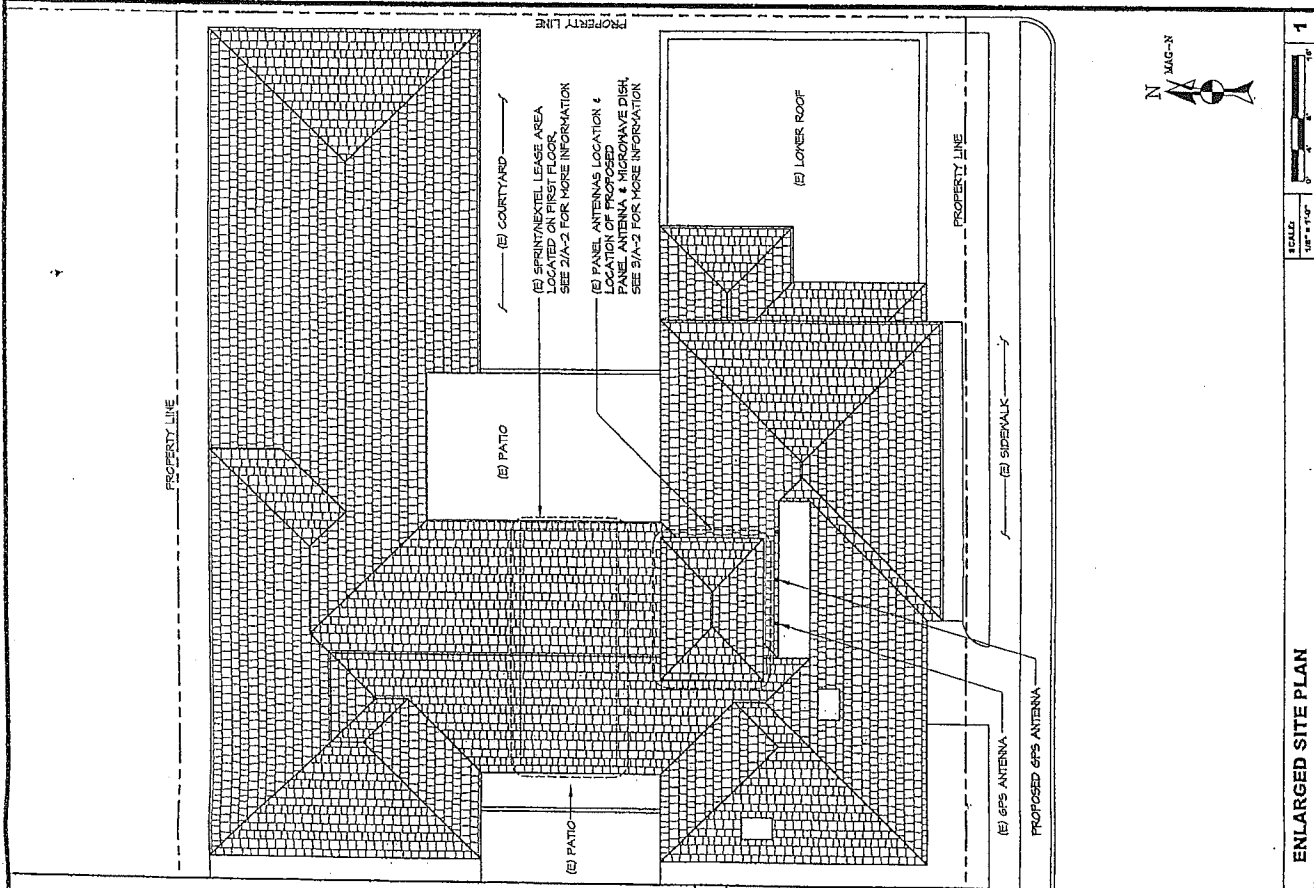
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NO.	DATE	DESCRIPTION	INITIALS
1	10/12/09	ISSUED FOR PERMITS	UV
2	10/12/09	ISSUED FOR PERMITS	UV
3	10/12/09	ISSUED FOR PERMITS	UV

USE FOR PERMITS ONLY  
 NOT VALID FOR CONSTRUCTION SET

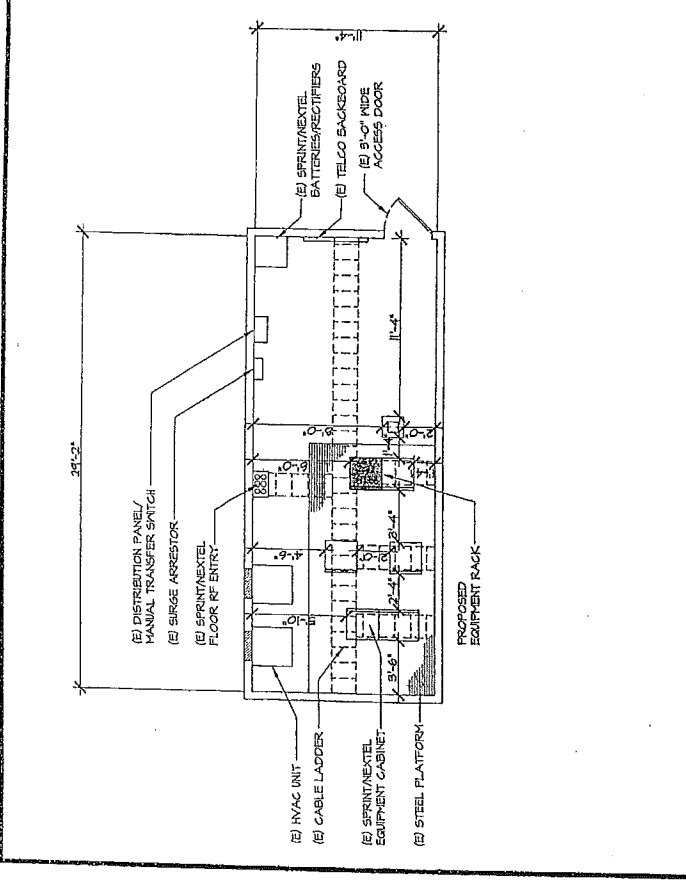
SHEET TITLE  
 ENLARGED SITE PLAN  
 LAYOUT & ANTENNA LAYOUT

SHEET NUMBER  
**A-2**



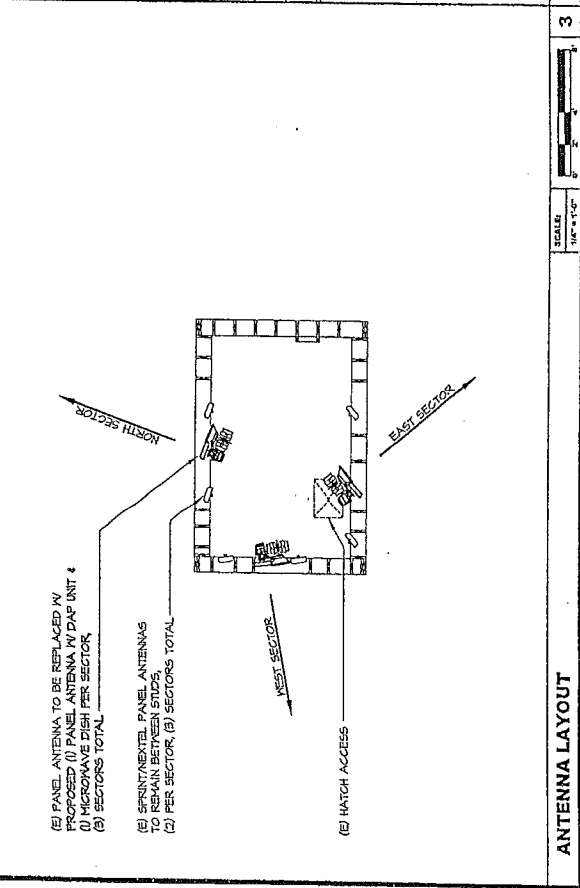
SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN



SCALE: 1/4" = 1'-0"

EQUIPMENT LAYOUT



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

ANTENNA LAYOUT

(E) PANEL ANTENNA TO BE REPLACED BY PROPOSED (1) PANEL ANTENNA W/ DAP UNIT & (2) MICROWAVE DISH PER SECTOR.

(E) SPRINT/NEXTEL PANEL ANTENNAS TO BE IN BERTH STOPS, (2) PER SECTOR, (2) SECTORS TOTAL.

(E) HATCH ACCESS

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY MAINE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

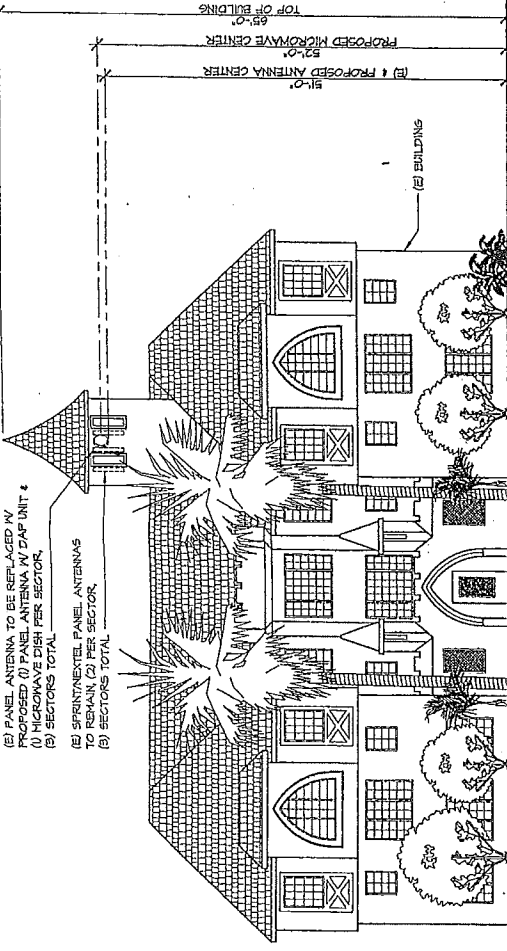
NO.	DATE	REVISION	BY
1	08-15-07	ISSUE FOR PERMIT	BY
2	08-15-07	PERMIT CHANGES	BY

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

SHEET TITLE  
ELEVATIONS

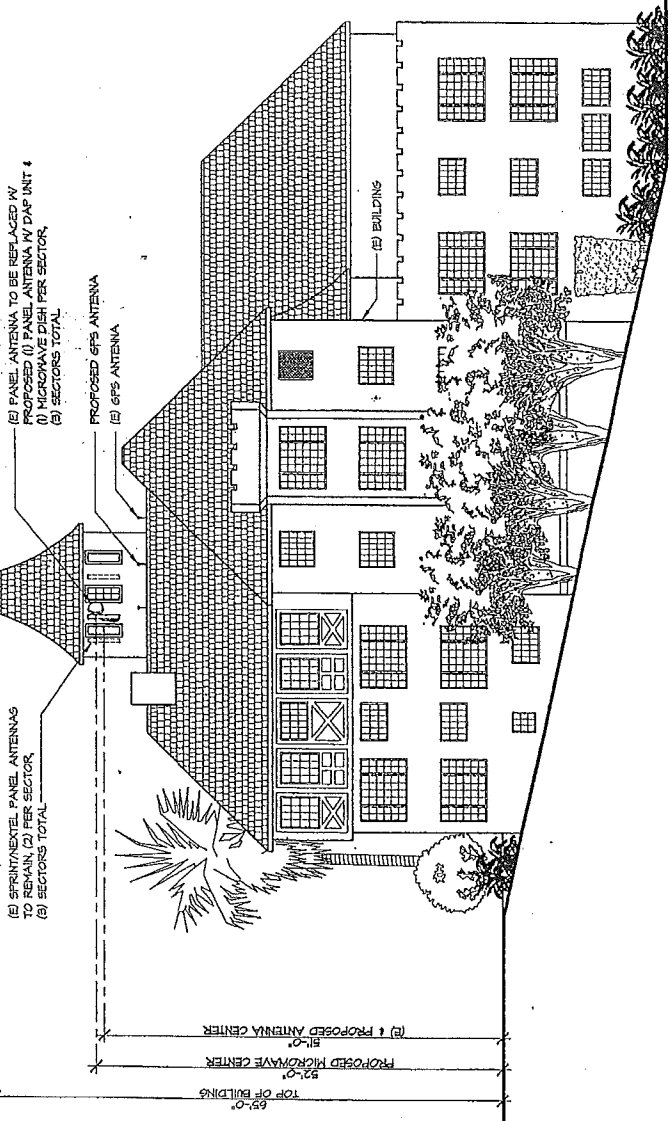
SHEET NUMBER

**A-3**



**WEST ELEVATION**

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



**SOUTH ELEVATION**

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

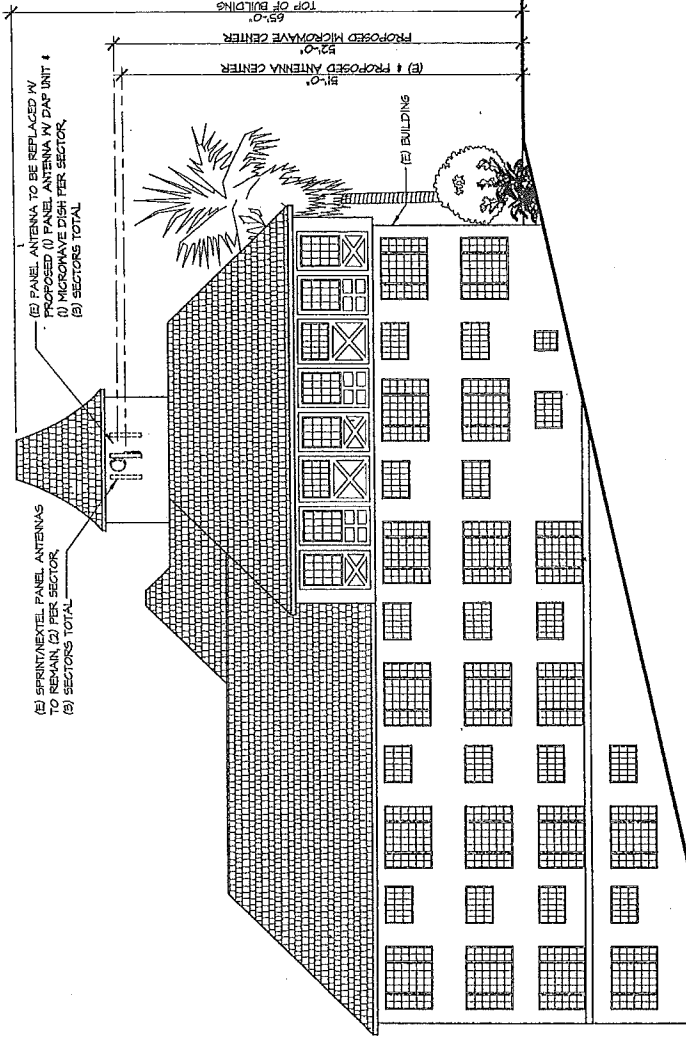
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

NO.	DATE	DESCRIPTION	INITIAL
1		ISSUED FOR PERMITS	LF
2		REVISED PER COMMENTS	LF
3		REVISED PER COMMENTS	LF

USE FOR CONSTRUCTION PURPOSES  
UNLESS AS NOTED OTHERWISE

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**A-4**



**NORTH ELEVATION**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CORRECT SERVICES IS STRICTLY PROHIBITED.

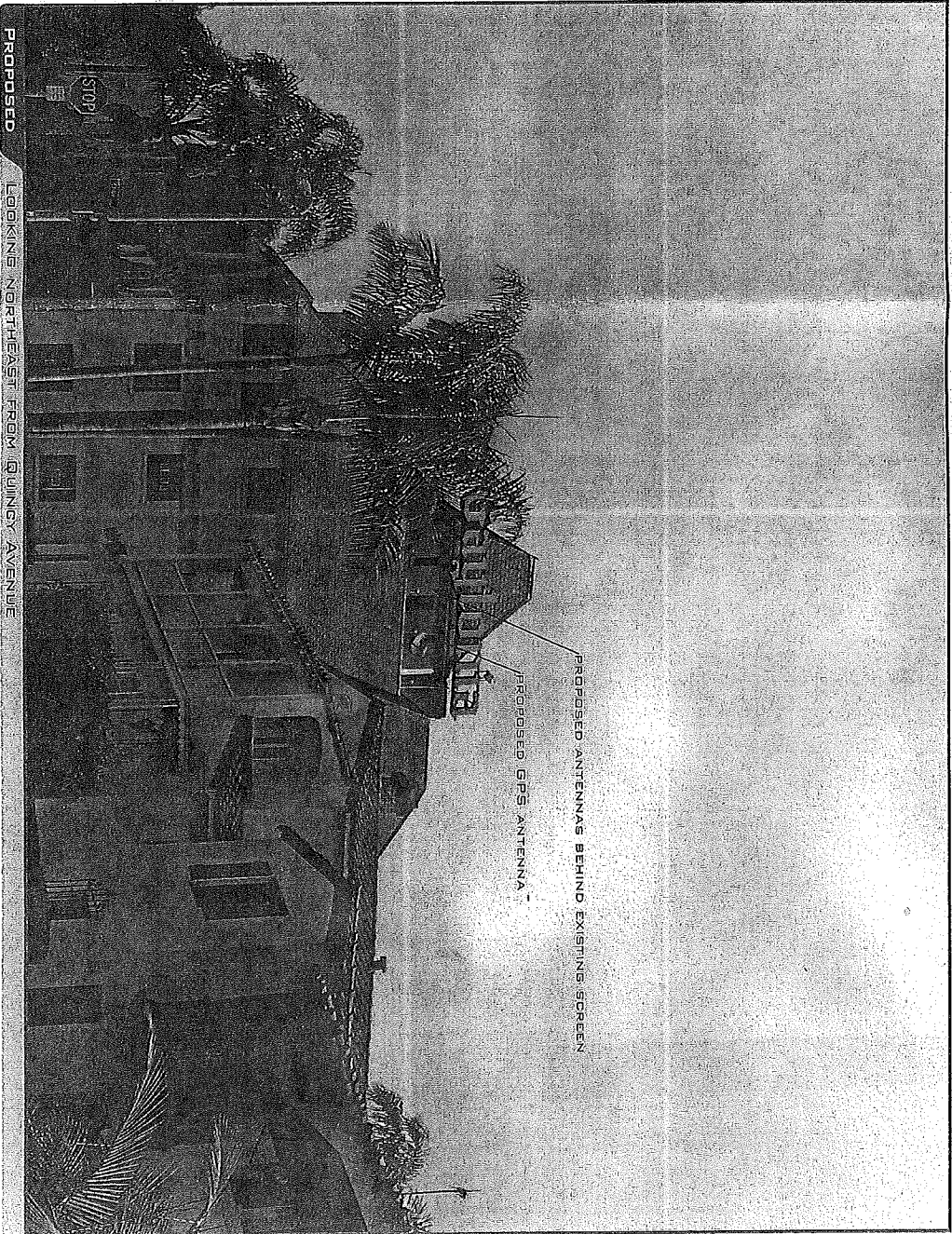
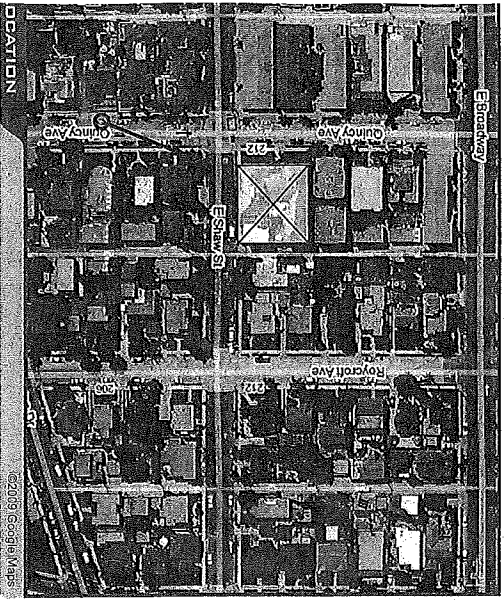


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LOS 6528A/C A8259

212 QUINCY AVENUE LONG BEACH CA 90803

VIEW 1



PROPOSED LOOKING NORTHEAST FROM QUINCY AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





Together with NEXTEL

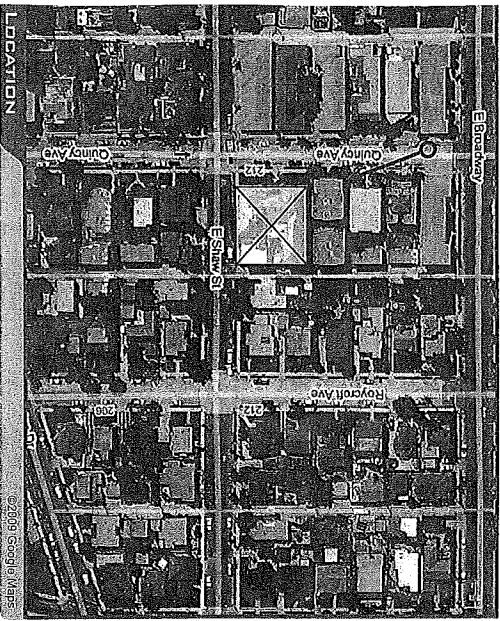
LOS 6528A/CAB259

212 QUINCY AVENUE LONG BEACH CA 90803

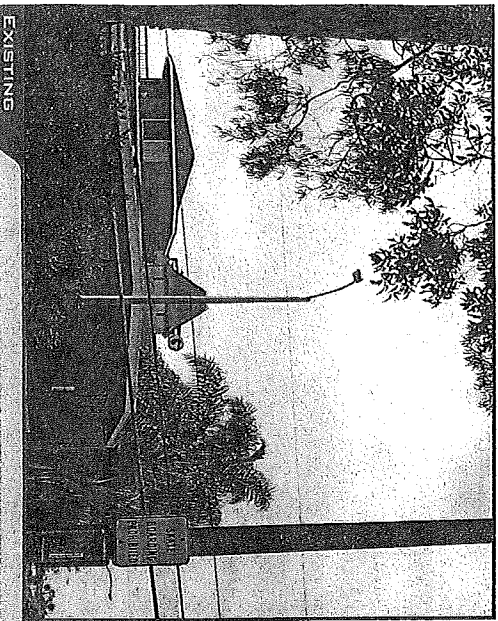


ASims.com  
8759A.E.Sims

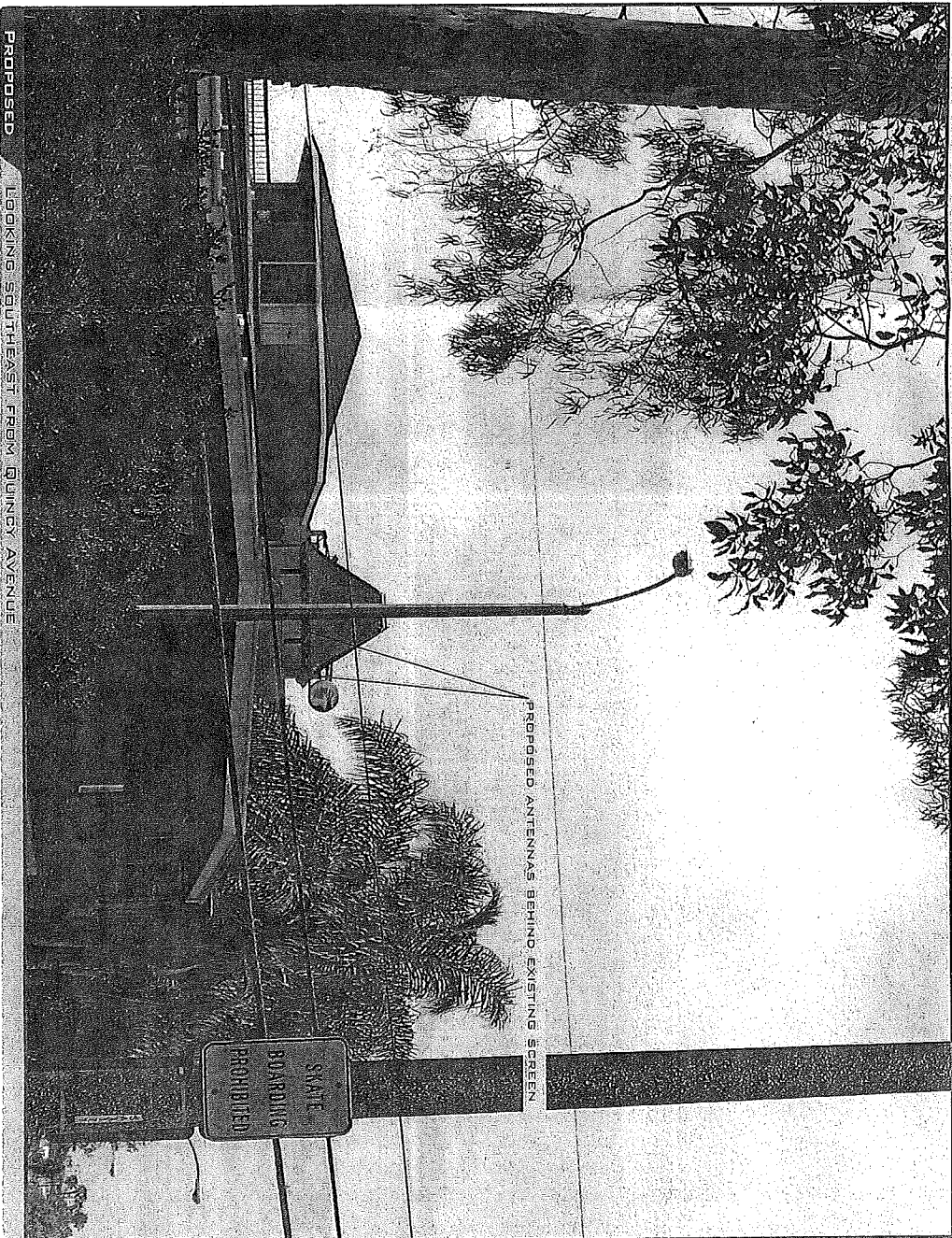
VIEW 2



LOCATION



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM QUINCY AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

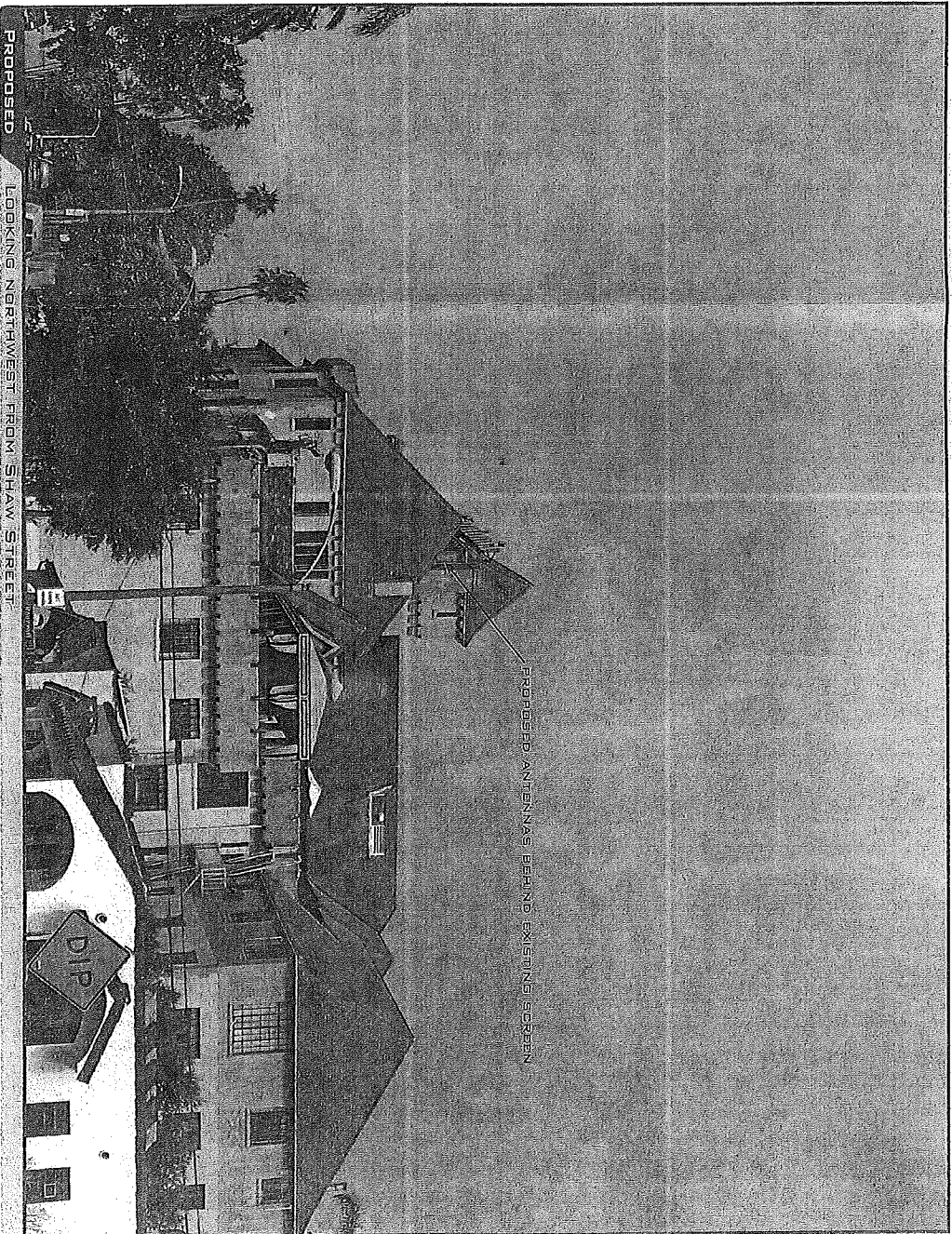
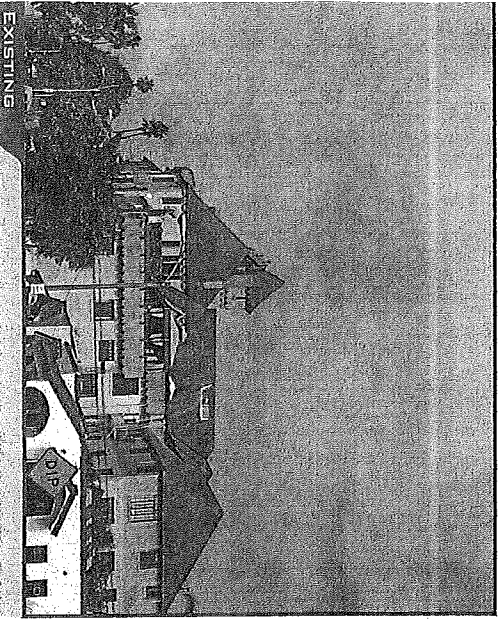
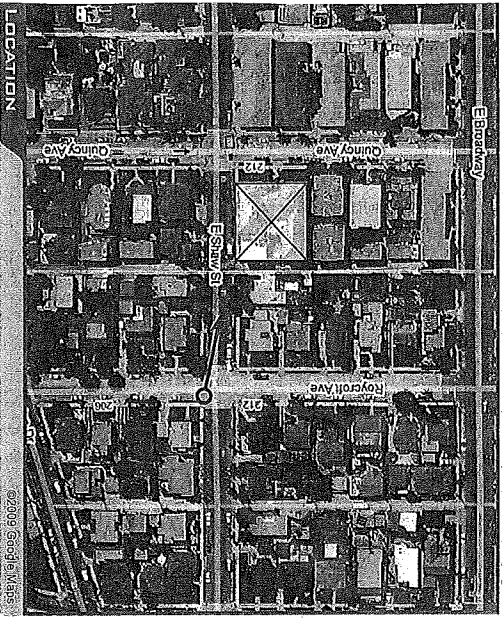


Together with NEXTEL

LOS 6528A/GA8259

212 QUINDY AVENUE LONG BEACH GA 90803

VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





Eyal Shlomot  
<eshlomot@gmail.com>

11/03/2009 02:06 PM

To lynette.ferency@longbeach.gov  
cc carolynfaber@earthlink.net, Ray Sumner  
<rsumner@lbcc.edu>

bcc

Subject Re: Certificate of appropriateness - Gaytonia - hearing  
regarding Application HP09-0177

Dear Ms. Frenczy,

I would like to join Ray Sumner in providing a written submission on the issue regarding  
Gaytonia  
hearing regarding Application HP09-0177.

It is critical that the full disclosure will be provided for everyone who is a resident near the  
Gaytonia  
about the current radiation level, the method used for monitor the radiation levels, the expected  
radiation levels  
and the current and expected radiation standards.

Since I am now on a business travel outside of the USA, I expect this email to be considered as a  
written submission  
for the hearing meeting. I also want to protest that the note on the meeting arrive within about 3  
weeks before the meeting,  
while there is no doubt that the plans were in place quite some time ago.

Best Regards,  
Eyal Shlomot  
216 Quincy Ave, #1,  
Long Beach, CA, 90803  
Cell: 562-338-5497

11-9-09

Re:Application No. HP09-0177

Hearing date November 9, 2009 5:30 p.m

Cultural Heritage Commission

Chamber Council

Dear Commission Members:

I received notice of your hearing on 10/23/09 because I live within the required notification zone. I understand your main purpose is to review architectural features so they remain consistent with current cultural heritage regulations.

However, living within the required notification zone means I live within the zone that emits frequencies of unknown danger to me 24/7. I understand these frequencies of unknown danger have been emitting since 2004. Nobody seemed concern at that time to notify me I would start receiving these waves into my environment. Now, I am notified that the applicant intends to increase the intensity or type of waves I will be receiving. I am more than a little concerned. I did not know this tower existed.

Simultaneously, I am receiving waves of unknown frequency and unknown danger 24/7 from about 200 -300 feet away in another emitting tower that I learned about within the last 2 years. I discovered this information by accident when yet a third tower was being debated to instal at the church only 3 blocks away.

I do not know how many more towers emitting frequency waves of unknown danger are currently intruding into the sanctity of my home environment. Whatever the case, it is time to take action. I submit this concern to your commission as you are certainly part of the process that allows these installations to go forward. I ask that you make a recommendation that the health aspects of these installations become part of the approval process.

Meanwhile, I hope to bring up this issue to City Council. If it is possible for you to add a sentence of concern to your approval or disapproval of this project, I respectfully request that you do this on behalf of those who are receiving these waves. I believe we are as important as the building architecture.

Thank you in advance for any help you can give.

Sincerely,

Vicki Pell

208 Park Avenue

Long Beach, CA 90803

December 06, 2009

Regarding: Application No. 0906-17A  
212 Quincy Avenue (Gaytonia)

To: Long Beach Development Services, Planning Bureau

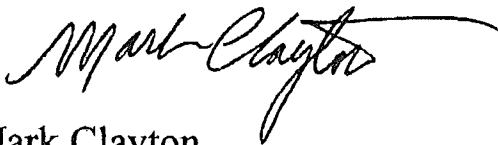
Dear Planning Bureau,

I would like to express my concern regarding the request to modify a Conditional Use Permit and Local Coastal Development Permit for the Gaytonia Building. If the proposed alteration would result in the addition of any externally visible antennas or equipment, then I would respectfully but emphatically request that you deny the permit.

The building will not appear "historical," nor aesthetic, if such equipment is visible from the surrounding neighborhood. At my residence, I have a full view of the Gaytonia, from just one block away, and I would not appreciate any change in its appearance.

Thank you for considering my opinion on this matter.

Sincerely,



Mark Clayton  
214 Roycroft Avenue

**Date:** 27 October, 2009

**To:** The City of Long Beach  
Department of development Services  
333 West Ocean Boulevard  
Long Beach, Ca 90802

**From:** Catherine Ray Sumner  
Currently in Melbourne Australia till end of 2009  
Residence 2010: 212 Roswell Avenue  
Long Beach, ca90803

**Regarding:** Increased antennas and microwave dishes on  
Gaytonia Building, 212 Quincy Avenue

Public Hearing November 9, 2009

I am unable to attend this meeting as I am in Australia till the end of 2009, so I am sending this written submission.

The long-term effects of cellular or microwave/electromagnetic radiation have not been studied in depth in the USA. Fixed antennas or base stations emit constant and powerful radiation, but the general public here seems to have little awareness of the serious concerns raised by scientists and health researchers in other countries, especially in Europe, regarding the consequences of such exposure.

Permitted levels of radiation for US installations are much higher than those in other countries, and I further question who will actually monitor the exposure levels of radiation for this high-density residential area of Long Beach.

The protection of residents' health should be the chief concern and responsibility of our elected representatives, so I would like to see a cellular tower siting plan for the whole city, not just the continued installation wherever a company chooses.

Electronic signature- C.R. Sumner

Please contact me ONLY by email: [rsumner@lbcc.edu](mailto:rsumner@lbcc.edu)