



## Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

**Monday, August 8, 2022**  
**Via Teleconference**  
**2:00 pm**

### ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE PURSUANT TO EXECUTIVE ORDER AB 361 ISSUED BY GOVERNOR GAVIN NEWSOM

For information on how participate in this meeting, visit:  
[www.longbeach.gov/lbds/planning/current/zoning/administrator](http://www.longbeach.gov/lbds/planning/current/zoning/administrator)

#### REGULAR AGENDA

1. **2205-21 (LCDP22-027)**  
Sergio Gutierrez, Planner

**110 West Ocean Boulevard**  
District 1

A request for a Local Coastal Development Permit for the modification to existing building mounted facility to allow the removal of four (4) antennas and eight (8) RRUs, install four (4) new antennas and four (4) RRUs on dual pipe mounts, and supporting equipment upgrades located on the Ocean Center Building Historic Landmark locates in the PD-6 Zoning District in relation to COAS2202-29. The placement and final antenna modifications were approved by the Site Plan Review Committee (TEL22-043) on June 22, 2022.

The project qualifies for a categorical exemptions per Section 15301 (Existing Facilities) of the California Environmental Quality Acts Guidelines.

**Suggested Action: Approve, subject to conditions**

#### NEXT ZA HEARING

**August 22, 2022**

#### **ATTACHMENTS:**

- ZA ITEM 1 – 110 West Ocean Boulevard

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

LOS ANGELES SMSA LIMITED PARTNERSHIP,  
d/b/a



SITE NAME:  
**CASO LB CONV CTR**  
L-SUB6/CBRS ADD  
(MTX 43-BSC 12)  
ADDRESS:  
110 W OCEAN BLVD  
LONG BEACH, CA 90802

NOTE: AMSA PROJECT UPGRADE IS ASSUMED TO BE CONSTRUCTED AND IN PLACE BEFORE THIS L-SUB6/CBRS PROJECT GOES TO CONSTRUCTION

**verizon**  
15505 SAND CANYON AVENUE BUILDING "D"  
1ST FLOOR IRVINE, CA 92618

**Tectonic**  
TECHNICAL CONSULTANTS ENGINEERS ARCHITECTS  
Tectonic Engineering Consultants  
1422 Boreal Street North Phone (949) 833-8555  
Suite 210 Fax (949) 833-6531  
Newport Beach, CA 92660 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY	
10295.014	TB	
NO.	DATE	ISSUE
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Mark Privette  
Digitally signed by Mark Privette  
Date: 2022.04.21 16:06:36 -04'00'



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT  
TOLL FREE: 1-800-227-2600 OR www.digalert.org  
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.  
Call before you dig.

VERIZON WIRELESS RF DESIGN = 3/31/2022

**CODE COMPLIANCE**

ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2019 CALIFORNIA BUILDING CODES
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- LOCAL BUILDING CODE(S)
- CITY AND/OR COUNTY ORDINANCES
- ANSI/ISA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

OVERALL STRUCTURE HEIGHT = 210'-0"

**PROJECT DESCRIPTION**

MODIFICATION TO AN EXISTING VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY, TO CONSIST OF THE FOLLOWING:

- REMOVE (4) EXISTING 55.8" ANTENNAS
- REMOVE (4) EXISTING RRUS 2212
- REMOVE (4) EXISTING 700MHz COMBINERS
- REMOVE (2) EXISTING RRUS-12 (B2)
- REMOVE (2) EXISTING RRUS-12 (B4)
- INSTALL (4) PROPOSED 55.8" ANTENNAS
- INSTALL (2) PROPOSED 4408 RRUS
- INSTALL (1) PROPOSED DC UP-CONVERTER
- INSTALL (2) PROPOSED 8863 RRUS

**SHEET INDEX**

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
COM-1	CONDITIONS OF ACCEPTANCE
COM-2	CONDITIONS OF ACCEPTANCE
C-1	EXISTING SITE PLAN
C-2	EQUIPMENT AREA PLANS
C-3A	SOUTH ELEVATIONS
C-3B	WEST ELEVATIONS
C-4	ANTENNA ORIENTATION PLANS
C-5	EQUIPMENT SCHEDULES & CONNECTION DETAILS

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

**INSPECTIONS**

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:  
NONE

**APPROVALS**

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACD.			
PM			

**PROJECT SUMMARY**

PROJECT NUMBER:	124151
LOCATION CODE:	CASO LB CONV CTR
SITE NAME:	110 W OCEAN BLVD
SITE ADDRESS:	LONG BEACH CITY
JURISDICTION:	LOS ANGELES COUNTY
COUNTY:	7278-007-035
APN:	N 33° 45' 58.56" W 118° 11' 33.34"
COORDINATES (NAD83):	10' ± AMSL
ELEVATION (NAVD83):	PD-6 - PLANNED DEVELOPMENT
ZONING DESIGNATION:	UNMANNED TELECOMMUNICATIONS FACILITY
EXISTING SITE USE:	

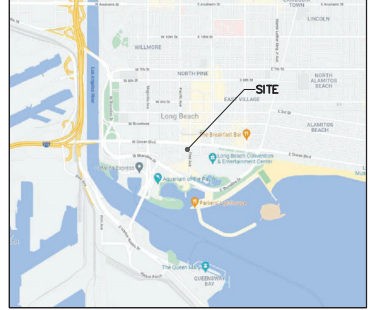
**PROJECT TEAM**

<b>PROPERTY OWNER</b>	<b>ENGINEER</b>
110 OCEAN BOULEVARD LP 201 WILSHIRE BLVD, 2ND FLOOR SANTA MONICA, CA 90401	TECTONIC ENGINEERING CONSULTANTS 2415 CARUS DR, SUITE 265 IRVINE, CA 92612 (949) 502-8555
<b>APPLICANT</b>	<b>SITE ACD</b>
VERIZON WIRELESS 15505 SAND CANYON WAY BUILDING "D", 1ST FLOOR IRVINE, CA 92618 CONTACT: PROPERTY MANAGEMENT (949) 286-7000	SEQUOIA DEPLOYMENT SERVICES, INC. 1 SPECTRUM POINT DR 130 LAKE FOREST, CA 92630 KEN WENIGARTNER KEN.WENIGARTNER@SEQUOIA-DS. (949) 310-1562

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED FOR 22"x34". OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

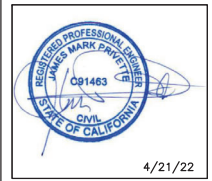
**VICINITY MAP**



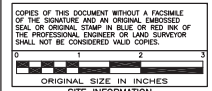
**DIRECTIONS**

DIRECTIONS TO SITE:  
FROM VERIZON IRVINE OFFICE:  
MERGE ONTO I-405 N AND FOLLOW FOR 13.2+ MILES. TAKE EXIT 19 AND FOLLOW FOR 0.4+ MILES. KEEP LEFT FOR WESTMINSTER AVE AND FOLLOW FOR 0.6+ MILES. CONTINUE ONTO E 2ND ST AND FOLLOW FOR 1.7+ MILES. TURN LEFT ONTO E LIVINGSTON DR AND FOLLOW FOR 0.5+ MILES. CONTINUE ONTO E OCEAN BLVD AND FOLLOW FOR 2.6+ MILES. TURN LEFT ONTO S PINE AVE. SITE WILL BE ON THE RIGHT.

RELEASED BY DATE



4/21/22



CASO LB CONV CTR  
PN: LC: 124151

SITE ADDRESS  
110 W OCEAN BLVD  
CITY OF LONG BEACH  
LOS ANGELES COUNTY  
CA 90802

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**





15505 SAND CANYON AVENUE BUILDING "D"  
1ST FLOOR IRVINE, CA 92618



Tectonic Engineering Consultants  
1422 Boreal Street North  
Suite 210 Newport Beach, CA 92640 Phone (949) 833-8555  
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www.tectonicengineering.com

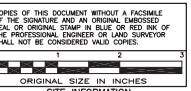
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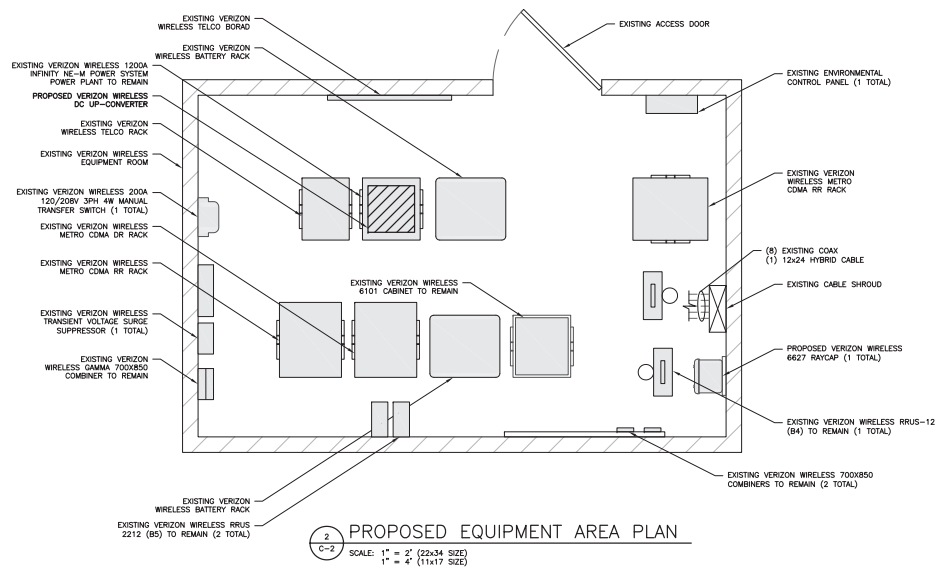
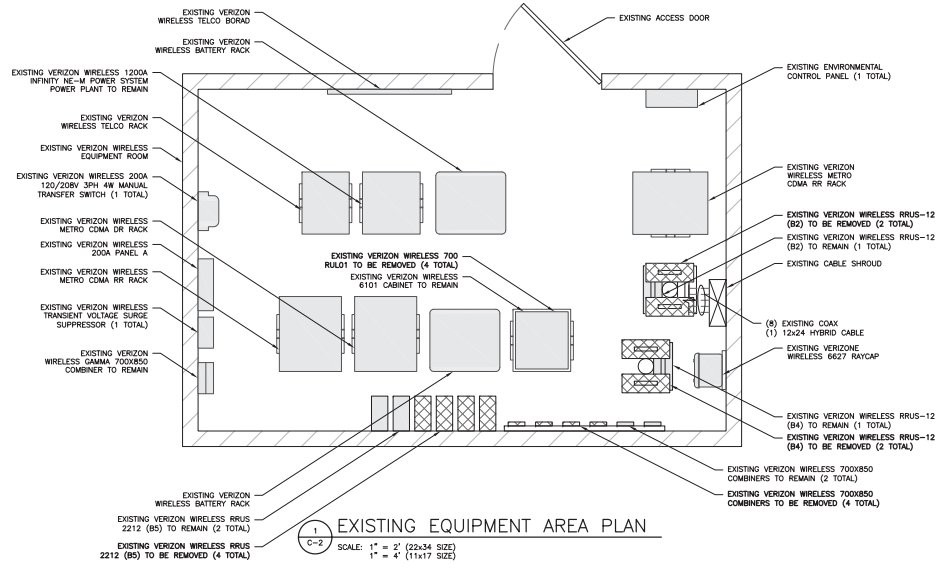


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CA 90802

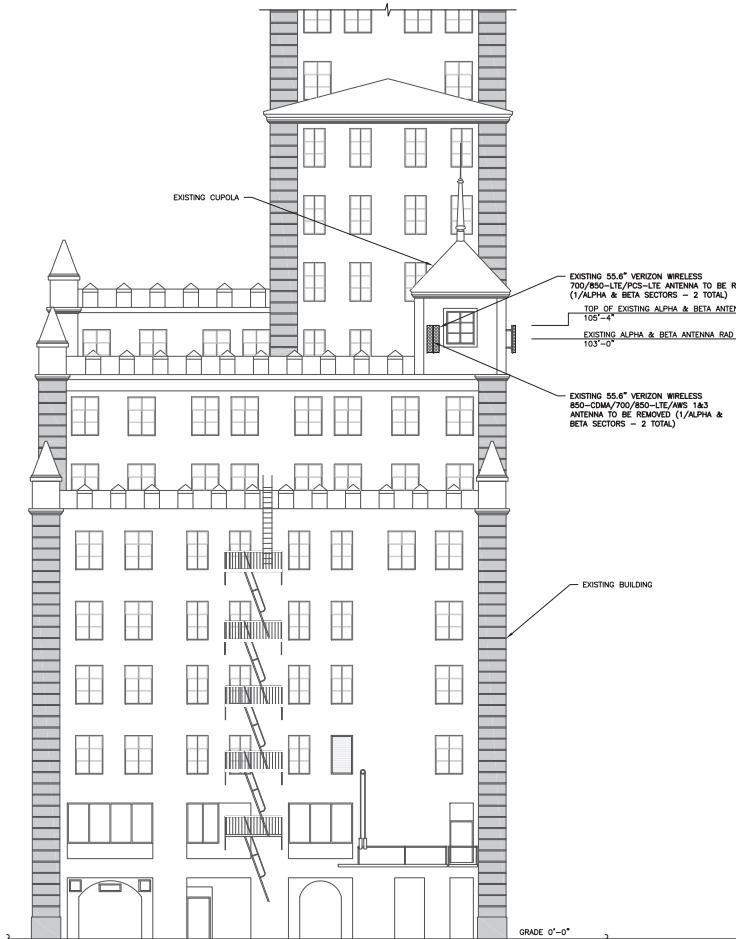
SHEET TITLE  
EQUIPMENT AREA PLANS

SHEET NUMBER  
**C-2**

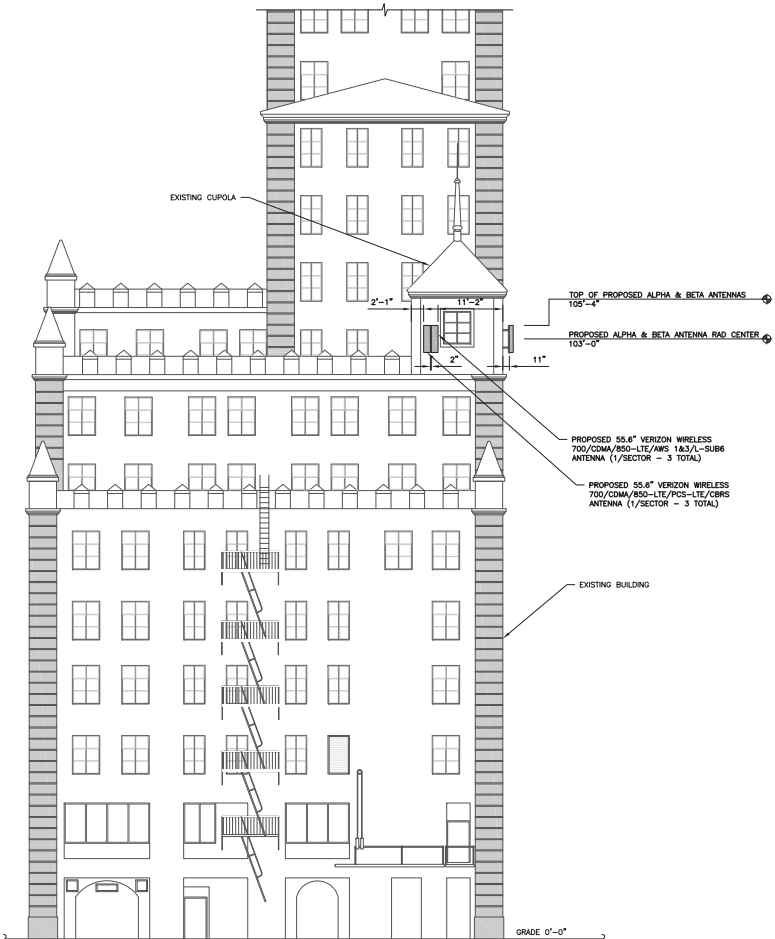


**SITE NOTES**

1. ALL NEW AND EXISTING BUILDING MOUNTED TELECOMMUNICATION EQUIPMENT SHALL BE PAINTED TO MATCH THE EXISTING STRUCTURE.



**1** EXISTING SOUTH ELEVATION  
 SCALE: 3/32" = 1' (22x34 SIZE)  
 3/64" = 1' (11x17 SIZE)



**2** PROPOSED SOUTH ELEVATION  
 SCALE: 3/32" = 1' (22x34 SIZE)  
 3/64" = 1' (11x17 SIZE)



15505 SAND CANYON AVENUE BUILDING "D"  
 1ST FLOOR IRVINE, CA 92618



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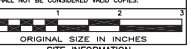
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RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



4/21/22

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

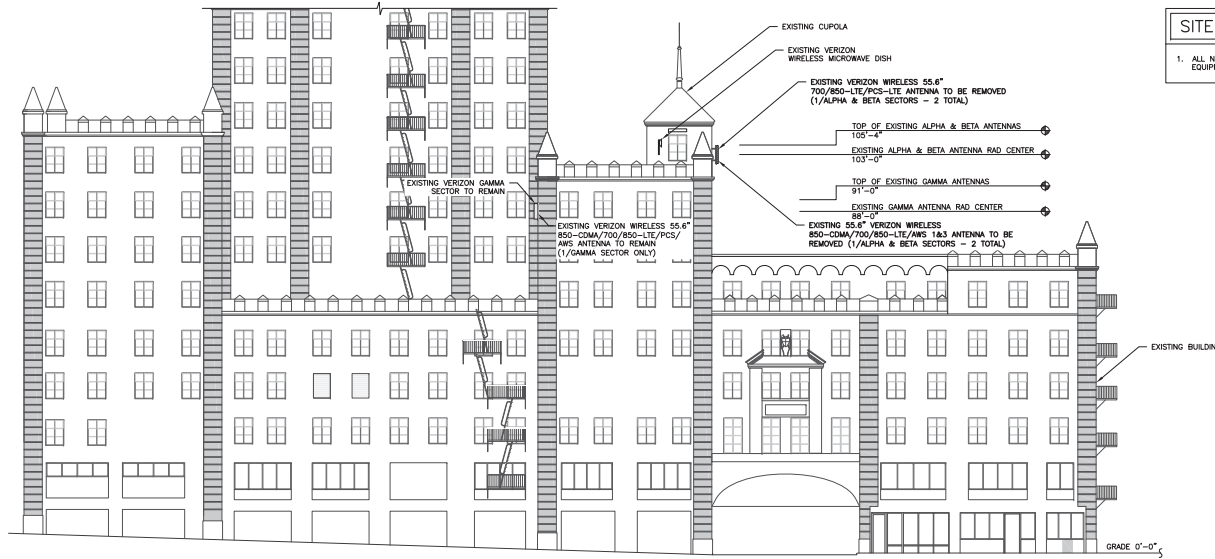


SITE INFORMATION  
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 110 W OCEAN BLVD  
 CITY OF LONG BEACH  
 LOS ANGELES COUNTY  
 CA 90802

SHEET TITLE  
 SOUTH ELEVATIONS

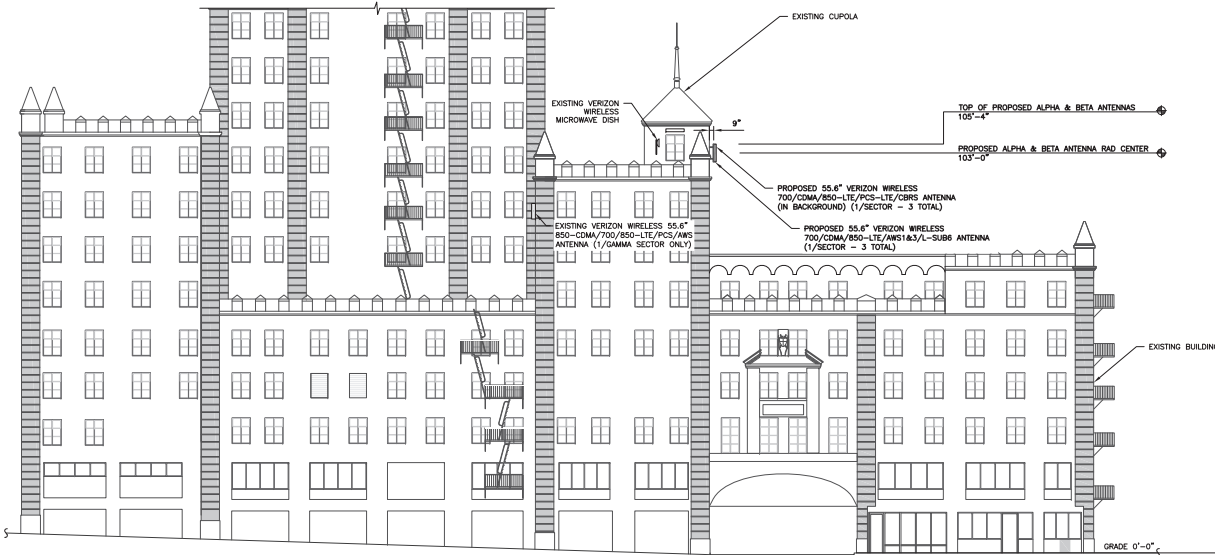
SHEET NUMBER  
**C-3A**



**SITE NOTES**

- ALL NEW AND EXISTING BUILDING MOUNTED TELECOMMUNICATION EQUIPMENT SHALL BE PAINTED TO MATCH THE EXISTING STRUCTURE.

**1 EXISTING WEST ELEVATION**  
 SCALE: 1/16" = 1' (22x34 SIZE)  
 1/32" = 1' (11x17 SIZE)



**2 PROPOSED WEST ELEVATION**  
 SCALE: 1/16" = 1' (22x34 SIZE)  
 1/32" = 1' (11x17 SIZE)



1555 SAND CANYON AVENUE BUILDING "D"  
 1ST FLOOR IRVINE, CA 92618



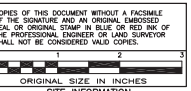
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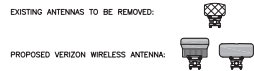
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 CITY OF LONG BEACH  
 LOS ANGELES COUNTY  
 CA 90802

SHEET TITLE  
 WEST ELEVATIONS

SHEET NUMBER

**C-3B**

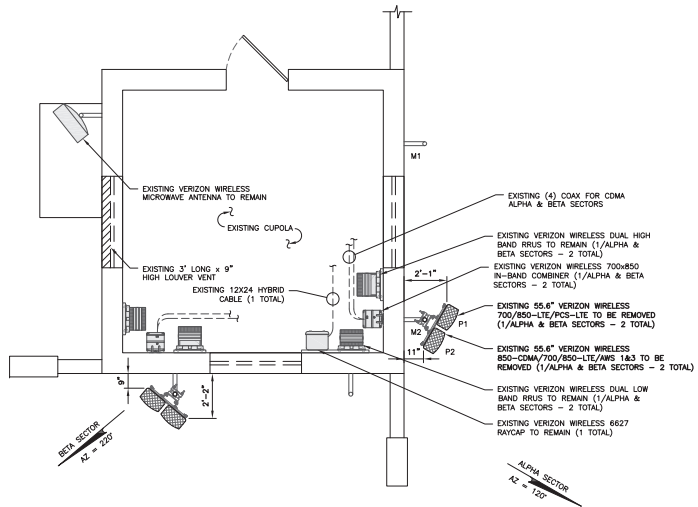
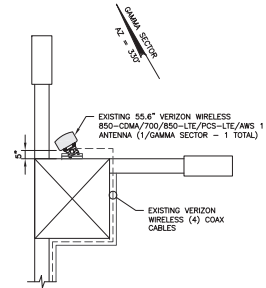
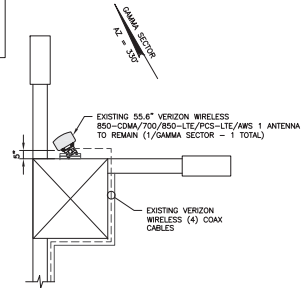
**ANTENNA LEGEND**



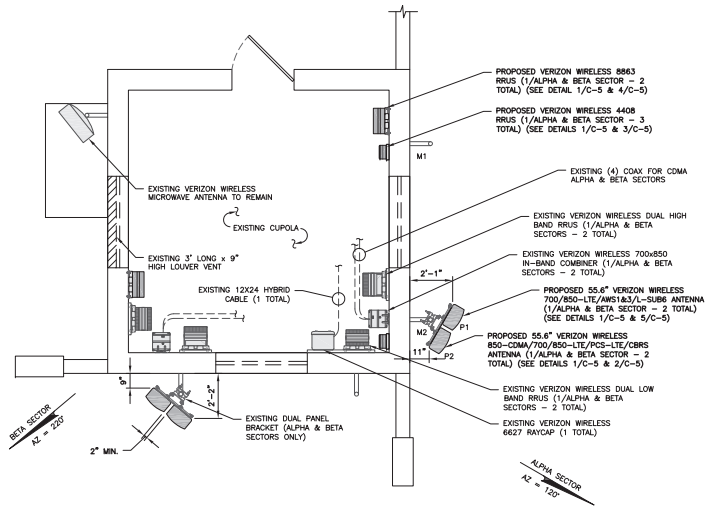
**RRU LEGEND**



MOUNT POSITION: M1, M2, M3, M4  
 PANEL POSITION: P1, P2, P3, P4



**1 EXISTING ANTENNA ORIENTATION PLAN**  
 SCALE: 1" = 2' (22X34 SIZE)  
 1" = 4' (11X17 SIZE)



**2 PROPOSED ANTENNA ORIENTATION PLAN**  
 SCALE: 1" = 2' (22X34 SIZE)  
 1" = 4' (11X17 SIZE)

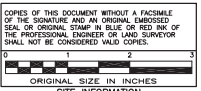


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 LOS ANGELES COUNTY  
 CA 90802

SHEET TITLE  
 ANTENNA ORIENTATION  
 PLANS

SHEET NUMBER  
**C-4**

**ANTENNA AND CABLE SCHEDULE**

SECTOR	STATUS	FREQUENCY	ANTENNA DATA	AZIMUTH (TRUE NORTH)	# OF ANTENNAS PER SECTOR	ANTENNA HEIGHT (AGL)	# OF CABLES
ALPHA	PROPOSED	700/850-LTE/ AWS 1&3/L-SUB6	NHSS-65A-R3B 55.63" x 13.78" x 8.19", 50.7 LBS	120°	1	103'	JUMPERS FROM RRUS
ALPHA	PROPOSED	700/850-LTE/PCS-LTE/ 850-CDMA/CBRS	NHSS-65A-R2B 55.63" x 11.85" x 7.13", 39.4 LBS	120°	1	103'	JUMPERS FROM RRUS & COAX FROM COMBINERS
BETA	PROPOSED	700/850-LTE/ AWS 1&3/L-SUB6	NHSS-65A-R3B 55.63" x 13.78" x 8.19", 50.7 LBS	220°	1	103'	JUMPERS FROM RRUS
BETA	PROPOSED	700/850-LTE/PCS-LTE/ 850-CDMA/CBRS	NHSS-65A-R2B 55.63" x 11.85" x 7.13", 39.4 LBS	220°	1	103'	JUMPERS FROM RRUS & COAX FROM COMBINERS
GAMMA	EXISTING	850-CDMA/700/ 850-LTE/PCS-LTE/RRS 1	X7CAP-465-0C 55.6" x 12.5" x 7.1", 24.2 LBS	330°	1	86'	JUMPERS FROM RRUS & COAX FROM COMBINERS

- CONTRACTOR TO TAG COAX CABLE AT BOTH ENDS WITH ANTENNA DESIGNATION AS PER COLOR CODING SHEET PROVIDED BY VERIZON WIRELESS AND AS DIRECTED BY VERIZON WIRELESS EQUIPMENT ENGINEER.
- ANTENNA AND CABLE SCHEDULE BASED ON AN RF ANTENNA DESIGN SHEET-DATA RECEIVED FROM THE RF ENGINEER, DATED 3/31/2022. CONTRACTOR TO OBTAIN ALL ELECTRICAL AND MECHANICAL DOWNTILTS FROM THE FINAL RF ANTENNA DESIGN SHEET.

**RRU/RAYCAP AND HYBRID SCHEDULE**

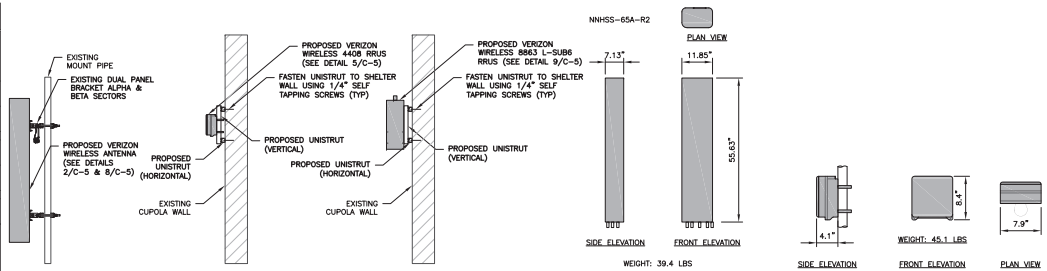
SECTOR	STATUS	UNITS	UNIT DATA	# OF UNITS	CABLE TYPE	# OF CABLES
ALPHA	PROPOSED	4408 RRUS	8.4" x 7.9" x 4.1", 10.1 LBS	1	POWER/FIBER CABLE FROM RAYCAP	1
ALPHA	EXISTING	DUAL HIGH BAND RRUS	15" x 13.2" x 11.1", 75 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2
ALPHA	EXISTING	DUAL LOW BAND RRUS	15" x 13.2" x 9", 70 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2
ALPHA	EXISTING	DC-6627 RAYCAP	19.15" x 12.6" x 16.5", 32 LBS	1	PROPOSED 6x12 HYBRID	2
ALPHA	PROPOSED	8863 L-SUB6 RRUS	18.9" x 14.8" x 6.7", 54.7 LBS	1	PROPOSED 6x12 HYBRID	1
BETA	PROPOSED	4408 RRUS	8.4" x 7.9" x 4.1", 10.1 LBS	1	POWER/FIBER CABLE FROM RAYCAP	1
BETA	EXISTING	DUAL HIGH BAND RRUS	15" x 13.2" x 11.1", 75 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2
BETA	EXISTING	DUAL LOW BAND RRUS	15" x 13.2" x 9", 70 LBS	1	POWER/FIBER CABLE FROM RAYCAP	2
BETA	PROPOSED	8863 L-SUB6 RRUS	18.9" x 14.8" x 6.7", 54.7 LBS	1	PROPOSED 6x12 HYBRID	1

**ANTENNA MOUNTING NOTES**

- THE DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANS/TA-222-II-2017 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, ANTENNAS, AND SMALL WIND TURBINE SUPPORT STRUCTURES", THE CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
- ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THERETO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER WITH DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ANS/TA-222-II-2017 STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.

**STRUCTURAL NOTE**

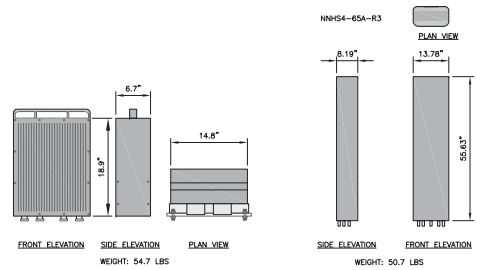
- ALL WORK SHALL CONFORM TO ANS/TA-222-II-2017 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, ANTENNAS AND SMALL WIND TURBINE SUPPORT STRUCTURES", THE CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- REFER TO STRUCTURAL ANALYSIS REPORT AND ASSOCIATED STRUCTURAL DRAWINGS PREPARED BY TECTONIC ENGINEERING CONSULTANTS DATED 4/18/22, REV 1
- GC TO INSPECT EXISTING MOUNTING COMPONENTS FOR CORROSION OR OTHER DAMAGE PRIOR TO INSTALLATION OF NEW EQUIPMENT AND ANTENNAS. REPLACE WITH NEW COMPONENTS AS APPROVED BY THE CONSTRUCTION MANAGER.



**1 MOUNTING DETAIL**  
SCALE: 1/2" = 1'-0" (22x34 SIZE)  
1/4" = 1'-0" (11x17 SIZE)

**2 ANTENNA DETAIL**  
SCALE: 1/2" = 1'-0" (22x34 SIZE)  
1/4" = 1'-0" (11x17 SIZE)

**3 4408 RRUS DETAIL**  
SCALE: 1" = 1'-0" (22x34 SIZE)  
1/2" = 1'-0" (11x17 SIZE)



**4 8863 L-SUB6 RRUS**  
SCALE: 1" = 1' (22x34 SIZE)  
1" = 2' (11x17 SIZE)

**5 ANTENNA DETAIL**  
SCALE: 1/2" = 1'-0" (22x34 SIZE)  
1/4" = 1'-0" (11x17 SIZE)

**verizon**

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0	10/14/21	FOR COMMENT
1	11/10/21	PER CM COMMENTS
2	11/12/21	FOR CONSTRUCTION
3	4/18/22	PER REVISED RFDS
4	4/21/22	PER CITY COMMENTS

RELEASED BY \_\_\_\_\_ DATE \_\_\_\_\_

4/21/22

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ORIGINAL SIZE IN INCHES  
SITE INFORMATION

CASO LB CONV CTR  
PN:  
LC: 124151

SITE ADDRESS  
110 W OCEAN BLVD  
CITY OF LONG BEACH  
LOS ANGELES COUNTY  
CA 90802

SHEET TITLE  
EQUIPMENT SCHEDULE &  
CONNECTION DETAILS

SHEET NUMBER

**C-5**



PROPOSED LOOKING NORTH FROM PINE AVENUE



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EXISTING



PROPOSED REPLACEMENT ANTENNAS

PROPOSED LOOKING WEST ACROSS PINE AVENUE