

BPW-2025-0302

ABOVE GROUND FACILITIES VARIANCE – 4036 S. PACIFIC AVENUE

Recommending the Board:

1. APPROVE the request for a variance from the height requirement of the Above Ground Facilities Ordinance, per Los Angeles Municipal Code Section 62.08.V.B., for two cabinets and an H-Frame.
2. APPROVE the request for a variance from the volume requirement of the AGF Ordinance, per LAMC Section 62.08.V.B., for two cabinets and an H-Frame.
3. APPROVE the request for a hardship waiver from the below-grade requirement of the AGF Ordinance, per LAMC Section 62.08.II.A., for two cabinets and an H-Frame; and
4. AUTHORIZE T-Mobile to install two cabinets and H-frame up to 5 feet 11 inches high in the public right-of-way, adjacent to 4036 S. Pacific Avenue.

Department of Public Works

Bureau of Engineering
Report No. 3

May 19, 2025

CD No. 15

REQUEST FOR A VARIANCE FROM THE ABOVE GROUND FACILITIES ORDINANCE REQUIREMENTS FOR HEIGHT AND VOLUME LIMITATION AND A HARDSHIP WAIVER FROM THE UNDERGROUND REQUIREMENT FOR THE INSTALLATION OF TWO CABINETS AND AN H-FRAME LOCATED ADJACENT TO 4036 S. PACIFIC AVENUE

RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):

1. Approve the request for a variance from the height requirement of the Above Ground Facilities (AGF) Ordinance, per Los Angeles Municipal Code (LAMC) Section 62.08.V.B., for two cabinets and an H-Frame.
2. Approve the request for a variance from the volume requirement of the AGF Ordinance, per LAMC Section 62.08.V.B., for two cabinets and an H-Frame.
3. Approve the request for a hardship waiver from the below grade requirement of the AGF Ordinance, per LAMC Section 62.08.II.A., for two cabinets and an H-Frame.
4. Authorize T-Mobile to install two cabinets and H-frame up to 5 feet 11 inches high in the public right-of-way, adjacent to 4036 S. Pacific Avenue.

TRANSMITTALS

1. Variance request dated October 22, 2024, from Network Connex (858 S. Oak Park Road, Suite 100, Covina, CA 91724).
2. Hardship waiver requests, dated October 2, 2024, from Network Connex (858 S. Oak Park Road, Suite 100, Covina, CA 91724).
3. Site plan that shows the proposed monopole with an antenna and other electronic equipment attached and a meter pedestal cabinet.

DISCUSSION

Background

On October 22, 2024, Network Connex, on behalf of T-Mobile, requested a variance from the maximum allowable height of 5 feet 6 inches and the maximum allowable volume of 36 cubic feet of the AGF Ordinance for a proposed two cabinets and a proposed H-frame adjacent to 4036 S. Pacific Ave (Transmittal No. 1). On October 28, 2024, T-Mobile requested a hardship waiver from the below grade requirement of the AGF

Ordinance for the proposed two cabinets and the H-frame (Transmittal No. 2). In addition, Network Connex requested permission to place two 5 feet 11 inches tall cabinets and a 5 feet 6 inches tall H-frame in the public right-of-way (Transmittal No. 3). The new cabinets and the H-frame are replacing an existing cabinet that is 5 feet 7 inches tall and has a volume of approximately 60 cubic feet. The replacement is intended to better support the coverage needs with new technology for the nearby residents. The height increase of 5 inches is due to the addition of cabinet base, which will allow new conduit to be placed under the proposed cabinets rather than having them exposed. per Los Angeles municipal code section 63.08.VB, the maximum allowable AGF height is 5 feet 6 inches and volume of 36 cubic feet. However, the height of the proposed AGF will be 5 feet 11 inches and have a combined volume of 79.01 cubic feet.

On December 14, 2022, T-Mobile deposited \$2,000 for the Bureau of Engineering (BOE) to investigate and process the application.

On December 16, 2022, T-Mobile sent notification letters for the proposed installation to Council District No. 15, Coastal San Pedro Neighborhood Council, the adjoining, abutting, and across the street property owners.

Variance Request

LAMC Section 62.08.V.B. lists three conditions that must be met for the Board to grant a variance from the height and volume limitation:

1. The applicant needs to provide suitable measures consistent with the aesthetic guidelines of the AGF Ordinance and the formal aesthetic requirements adopted by the Board on April 3, 2019, to mitigate for the excessive AGF height/volume.
2. The applicant needs to demonstrate that no financially or technically acceptable alternative exists that complies with LAMC Section 62.08.V.B.
3. The applicant needs to provide approval from the Cultural Affairs Commission for the design of the AGF.

BOE has determined that the height and volume limit variance for the two cabinets should be granted for the following reasons:

1. The AGF installation will not obstruct street scape views, view corridors in the public rights-of-way, view corridors of neighboring lots, or view corridors from the public right-of-way. New equipment will replace existing cabinets on the same concrete pad

May 19, 2025

Page 3

that will be extended by only 2 feet and 4 inches in length. All equipment will be painted to help camouflage with the surrounding area. Condition No.1 is satisfied.

2. Placing the equipment on the existing pad will be the best option both financially and technically. Placing the equipment in an alternative location would require another AGF to be placed on a new concrete pad which would be more disruptive to the neighborhood. Condition No. 2 is satisfied.
3. The Cultural Affairs Commission approved the proposed installation for the site on July 7, 2023. Condition No. 3 is satisfied.

Hardship Waiver Request

This proposed installation is within the San Pedro Specific Plan. LAMC Section 62.08.II.B gives the Board authority to waive the below grade requirement if it finds that technical or financial hardship would result from the imposition of these requirements. According to the hardship waiver request from the applicant, T-Mobile is removing and replacing the existing cabinet with newer models required for the updated technology.

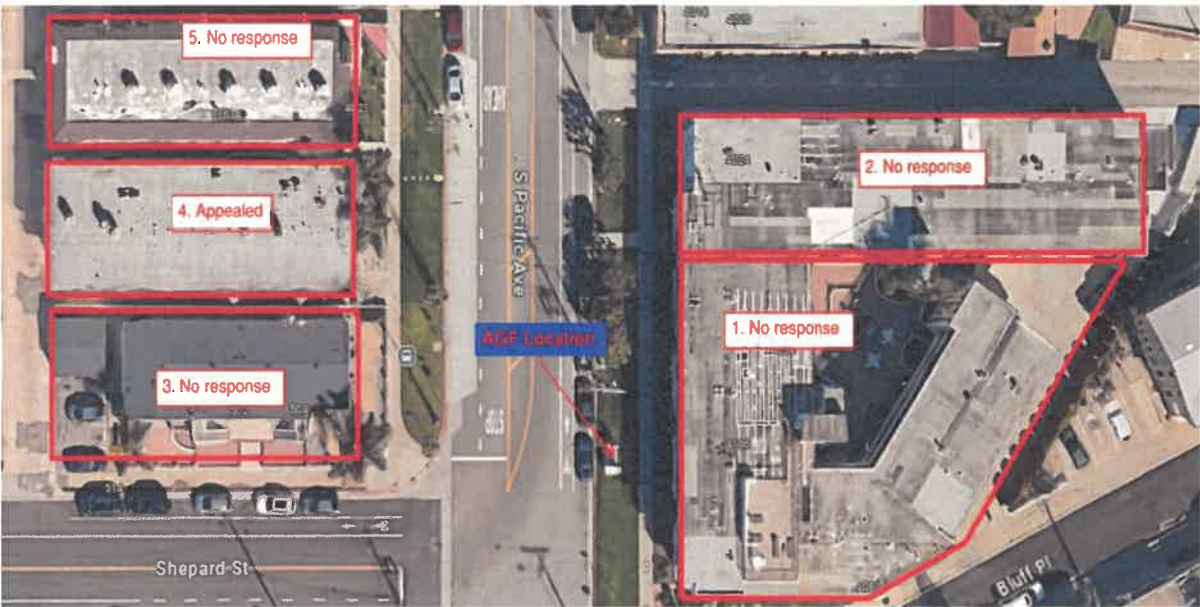
The proposed facility is not within 200 feet of a commercial or manufacturing zone eliminating any building alternatives on a private property. Service maps were submitted to demonstrate that at least 50 percent of the AGF's benefit will be specifically intended to service customers in the restricted area. The Department of City Planning has noted that this AGF is exempt from San Pedro Specific Plan regulations and does not require further review.

BOE Determination

The site location was determined by T-Mobile to be the best technical location with respect to their coverage needs for the area. BOE's review of the AGF application found the site to be compliant with the AGF Ordinance.

On September 26, 2023, T-Mobile sent second notification letters to the adjoining, abutting, and across the street property owners notifying them of BOE's determination that the proposed AGF installation has met the requirements of the AGF Ordinance. The notification informed them that they have 14 calendar days to appeal the determination. Council District No. 15, Coastal San Pedro Neighborhood Council were also notified.

The results of the second notification are shown below:



Survey of Adjoining, Abutting, and Across the Street Property Owners/Occupants					
Site Address	Request	No. of Properties Involved	Yes	Opposed	No Response
4036 S. Pacific Ave	Hardship Waiver and Variance	5	0	1	4

BOE has received a single appeal from 4029 S. Pacific Ave. The first appeal meeting was on November 29, 2023, and the resident’s primary concern was on experiencing potential noise from the proposed cabinets at night.

After hearing the appellants concerns, Network Connex and T-Mobile was able to provide an alternate cabinet solution which has a reduced noise output compared to the standard configuration. The predicted noise rating from this configuration is 48dB at the distance of 6 meters when the fan is in use. The fans are set to turn on at 77 degrees, but the night time temperature at the location rarely reaches that point, hence the noise should not be a concern. The appellant was satisfied with the proposed alternate cabinet solution and withdrew the appeal on September 19, 2024.

Council District No. 15 has not taken a position with respect to this proposal.

Department of Public Works
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Report No. 3

May 19, 2025

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The following photos are before and after photo simulations of the proposed installation:



Existing Elevation Looking East



Proposed Elevation Looking East

Report No. 3

Page 6

T-Mobile has met all the conditions required for the variance and hardship waiver request of the AGF Ordinance. Therefore, BOE recommends that the Board may approve the variance request for the site.

(CS VCA BM)

Report reviewed by:

BOE (ADM)

Report prepared by:

Central District Office

Christine Sotelo, PE
District Engineer
Phone No. (213) 378-1268

CS/TY02-2025-0012_CEN.gva

City Log No. 2022013841
Questions regarding this report
may be referred to:
Tao Yang, Civil Engineer
Phone No. (310) 575-8625
E-mail: tao.yang@lacity.org

Respectfully submitted,



for

Ted Allen, PE
City Engineer



Date: 10/22/2024

City of Los Angeles
Department of Public Works
Bureau of Engineering
201 North Figueroa Street, 3rd floor, Suite 300
Los Angeles, CA 90012
Attn: Tao Yang

RE: AGF Volume and Height Variance Request

T-Mobile / LA02944A - Adjacent to 7467026012 (AGF: East on Pacific Ave. North of Shepard St.) BOE Log # 2022013841

T-Mobile is requesting a variance from the volume and height requirement of the Los Angeles Municipal Code for the proposed AGF installation listed above.

1. Suitable measures consistent with the aesthetic guidelines of this report mitigate the excessive AGF volume.

The AGF installation will not obstruct street scape views, view corridors in the public rights-of-way, view corridors of neighboring lots, or view corridors from the public right-of-way. All equipment will be mounted on the existing AGF concrete pad and just extending the pad by 2'4". All equipment will be painted to help camouflage with the surrounding area.

2. The applicant demonstrates that no financially or technically acceptable alternative exists that complies with LAMC 62.08 Section V.B.

Placing the equipment in an alternative location would require another AGF to be placed on a new concrete pad. Placing the equipment on the existing pad will be the best option financially. The volume increase is needed for T-Mobile to upgrade this site as needed to better support the coverage needs with new technology for the nearby residents. The height increase will be required for the new conduit to be placed under the proposed cabinets. The cabinet bases are needed to be able to run the conduit from underneath rather than have exposed conduit. Per Los Angeles municipal code section 63.08.VB the maximum allowable AGF height is 5'6" and volume of 36 cu ft, however the height of the proposed will need to be 5.92' with a volume of 79.01 cu ft.

3. The AGF installation design has been cleared by Cultural Affairs on 3/31/2023.

If you should have any additional questions or concerns, please don't hesitate to contact me directly.
Respectfully,

Colt Waterbury | Permit Expeditor Network Connex
858 S. Oak Park Road, Suite 100 | Covina, CA 91724 c: 626.537.0184 |
e: cwaterbury@networkconnex.com

Transmittal No. 1

October 2nd, 2024

RE: AGF Installation

Application Log

Number:2022013841

Pacific Ave. and Shepard St.

Attention: AGF Permit Group

T-Mobile is requesting a hardship waiver from the under grounding requirement of Los Angeles Municipal Code Section 63.08.II.C for the proposed AGF installation listed above.

1. Section (II)(C)(1): T-Mobile is requesting a variance from the under grounding requirement to upgrade the existing equipment. T-Mobile is removing and replacing the existing cabinet with the new models required for the updated technology.
2. Section (II)(C)(3): There is no private property locations that are willing to allow the placement of the proposed cabinets on their property. The proposed facility is not within 200' of a commercial or manufacturing zone.
3. Section 62.08.II.C.4: We have included propagation maps showing the existing and proposed new service area within the specific plan area.

For the foregoing reasons, we are requesting for a variance from the undergrounding requirements. If you have any questions regarding the above statements, please contact me at (626) 537-0184 Or cwaterbury@networkconnex.com

Transmittal No. 2

NOTE: NEW SIDEWALK TO FOLLOW CITY
STANDARD S-444-0

LOCATION OF SUBSTRUCTURES AS SHOWN MAY NOT BE EXACT. THE SPECIFIC LOCATIONS AND DEPTHS OF SUBSTRUCTURES MUST BE DETERMINED BY THE CONTRACTOR BEFORE INITIATING WORK.



SCALE 1" = 20'

**NETWORK
CONVEX**

01-03-23

ENGINEER DATE: _____

01-03-23

DRAFTED BY Z.S.

NO.: _____ DATE: _____

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CITY OF LA

2 04-28-23 A

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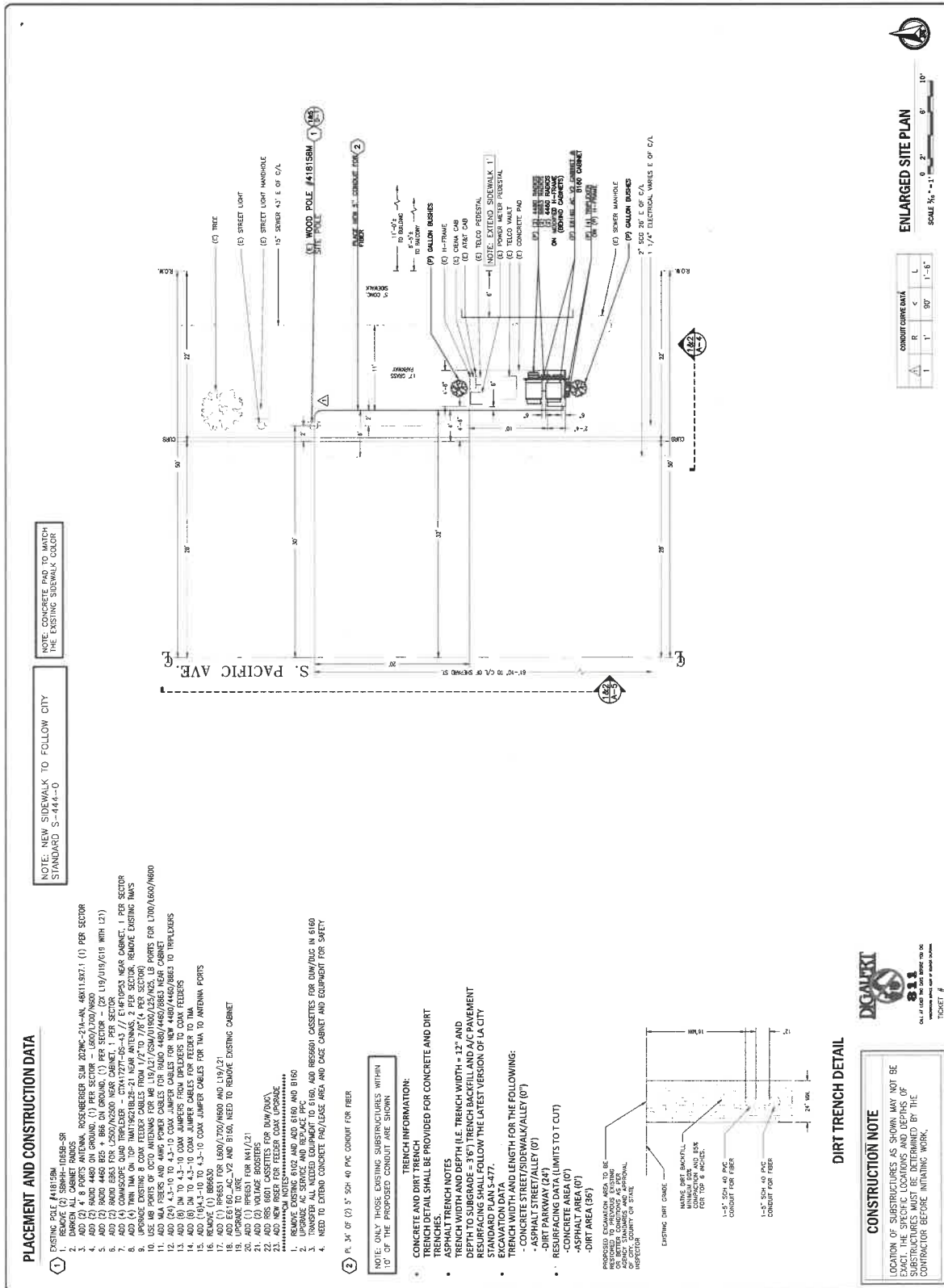
SITE INFORMATION : _____

LA02944A

ANCHOR

4036 S PACIFIC AVE.,
SAN PEDRO, CA 90731

STAMP:



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SCALE

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SCALE: 3/16"=1'

NETWORK
CONVEX

DATE: 01-03-23
ENGINEER DATE: 01-03-23
DRAFTED BY: Z.S.

NO.: _____ DATE: _____ BY: _____
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EQUIPMENT FOR
CITY OF LA
2 04-28-23 A.M.

3 09-03-24 Z.S.
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SITE INFORMATION :

LA02944A

ANCHOR
4036 S PACIFIC AVE

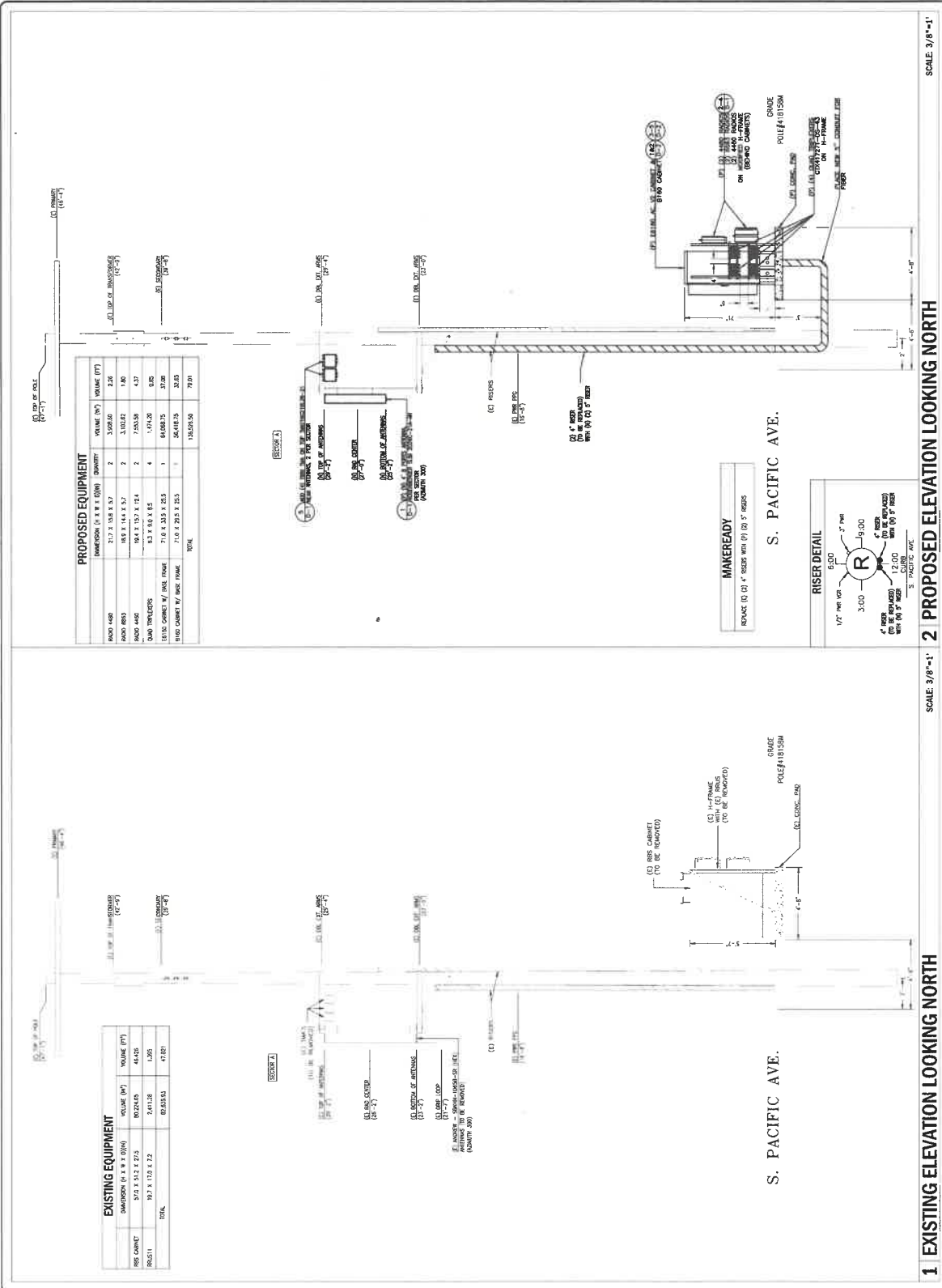
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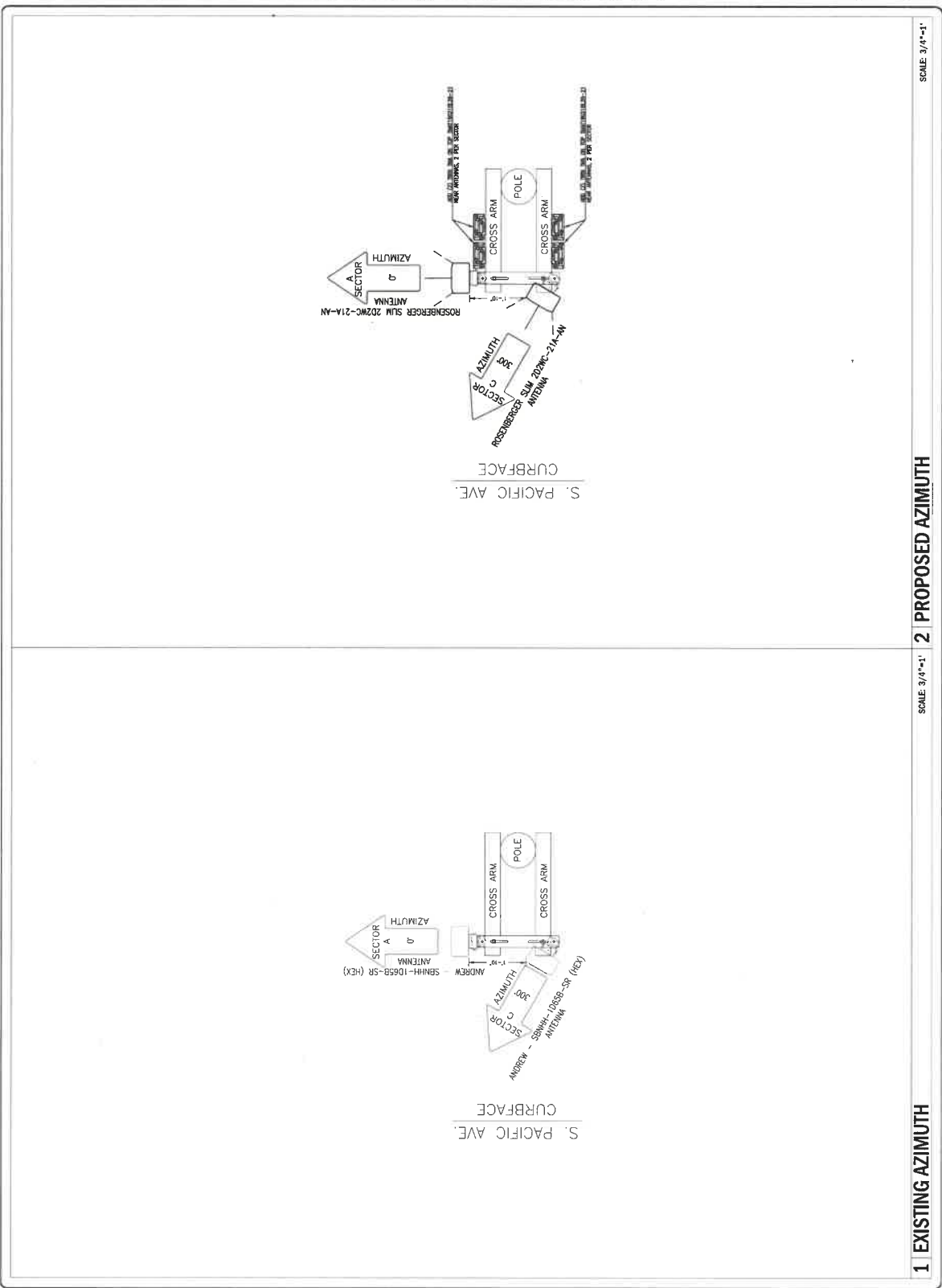
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SITE PLAN

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CONVEX

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ENGINEER DATE: 01-03-23

DRAFTED BY: Z.S.

NO.: 1

DATE: 01-03-23

BY: Z.S.

EQUIPMENT FOR: CITY OF LA

2 04-28-23 A.M.

100% CD

3 09-03-24 Z.S.

UPDATED TO E6180 AC_V2

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SITE INFORMATION:

LA02944A

ANCHOR

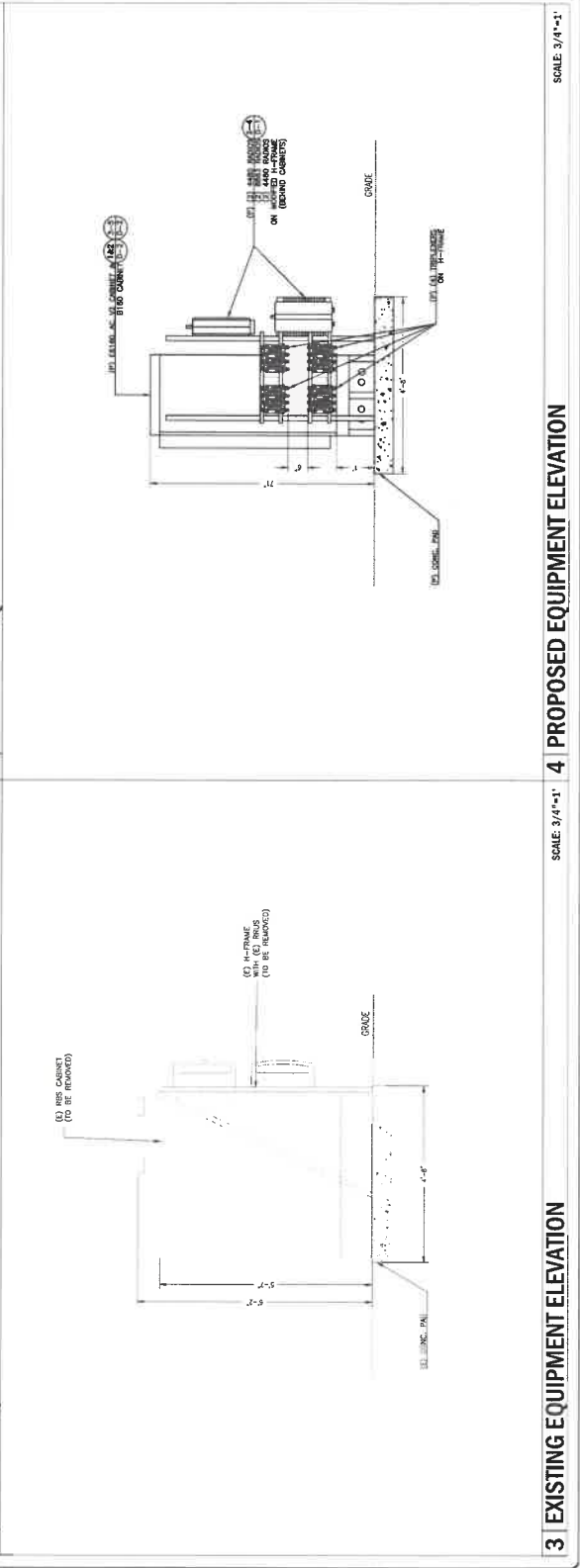
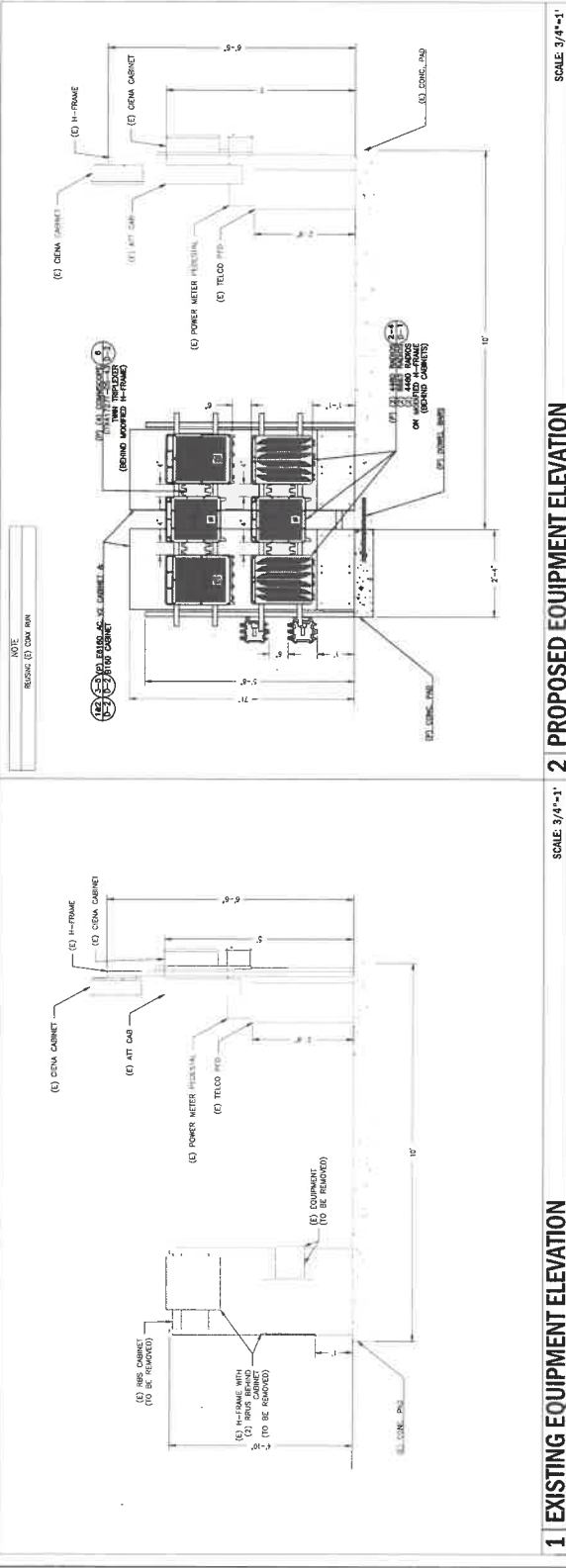
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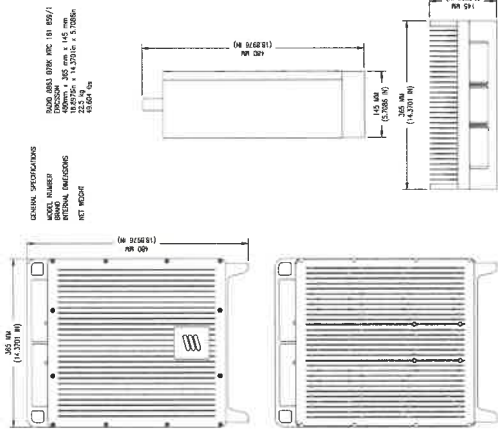


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2	04-26-23 A.M.
	100% CD
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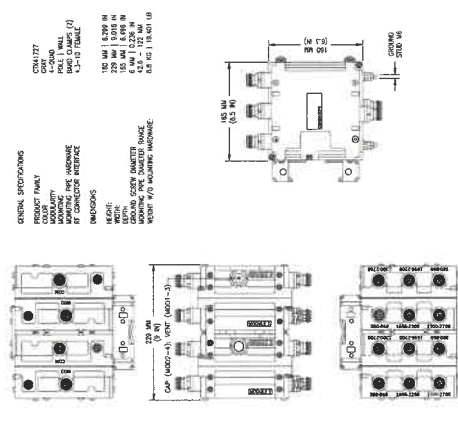
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SAN PEDRO, CA 90731
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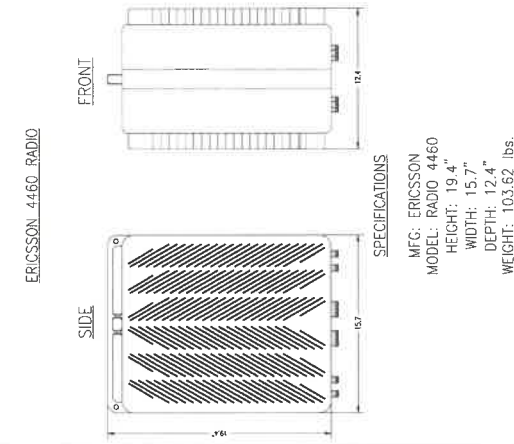
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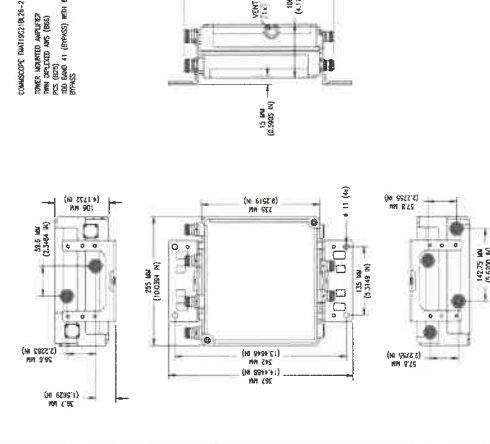
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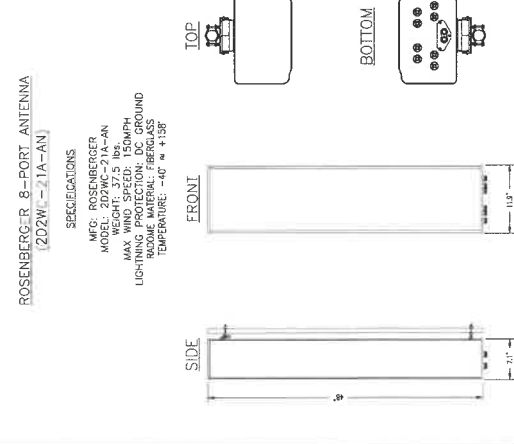
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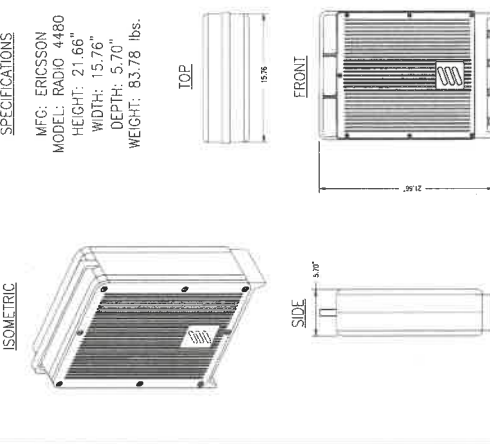
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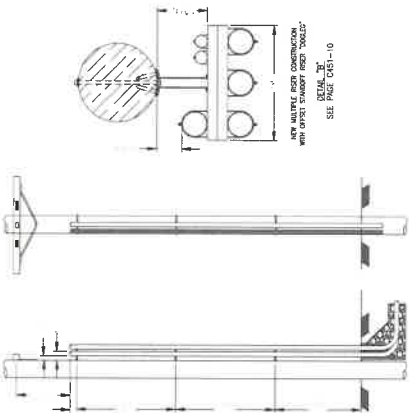
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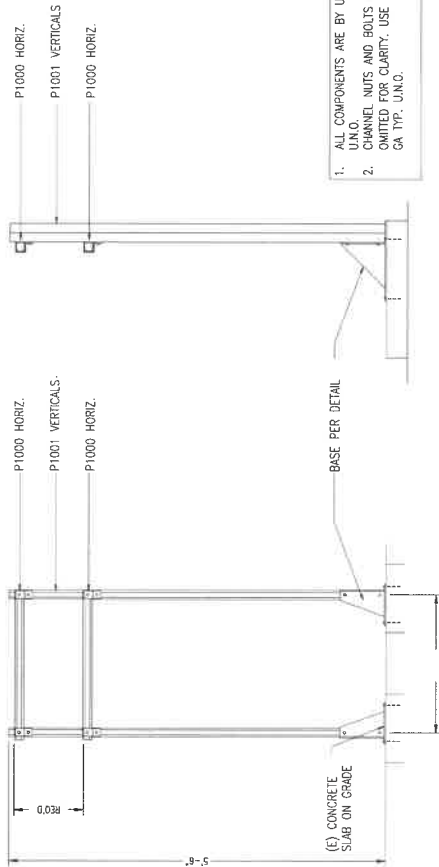


NOTES:
1. FOR SELECTION OF CONDUIT SIZE PER CABLE SIZE, SEE US PAGE C113-12.
2. THIS CONNECTION IS LIMITED TO A MAXIMUM OF THREE WIRERS.
3. THIS CONNECTION IS LIMITED TO A MAXIMUM OF TWO WIRERS.
4. SPARE CONDUITS SHALL BE CAPED OR PLUGGED TO PREVENT RAIN OR DEBRIS.
5. FOR STREET CABLE TRANSDUCER, SEE ON PAGES C48-09 & 10.

1 ANTENNA MOUNTING DETAIL SCALE: N.T.S. 2 STANDOFF SUPPORT DETAIL SCALE: N.T.S. 3 NOT USED SCALE: N.T.S.



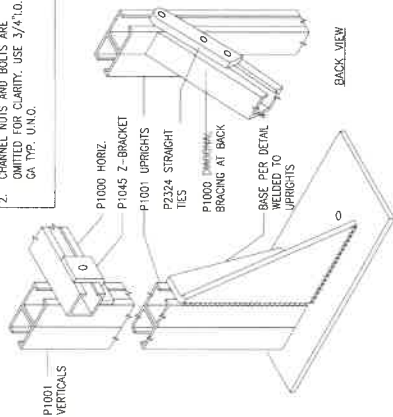
4 NOT USED SCALE: N.T.S. 5 NOT USED SCALE: N.T.S. 6 NOT USED SCALE: N.T.S.



1 H-FRAME

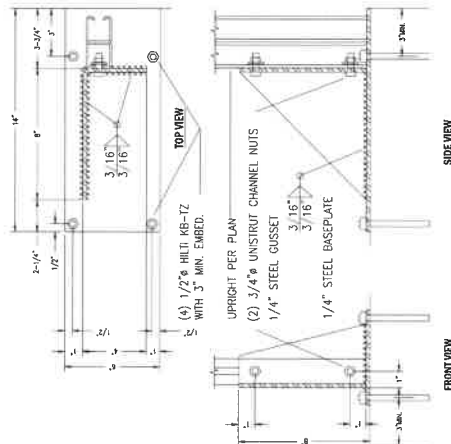
FILE: H-FRAME CONNECTION
SCALE: 1"=1'-0" (1/2)

- ALL COMPONENTS ARE BY UNISTRUT U.N.O.
- CHANNEL NUTS AND BOLTS ARE OMITTED FOR CLARITY. USE 3/4" U.N.O.



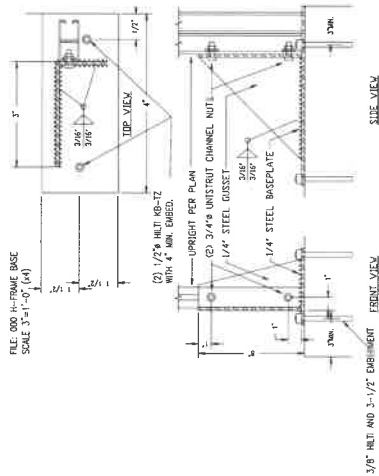
3 H-FRAME CONNECTION

SCALE: N.T.S.



4 H-FRAME BASE DETAIL

SCALE: N.T.S.



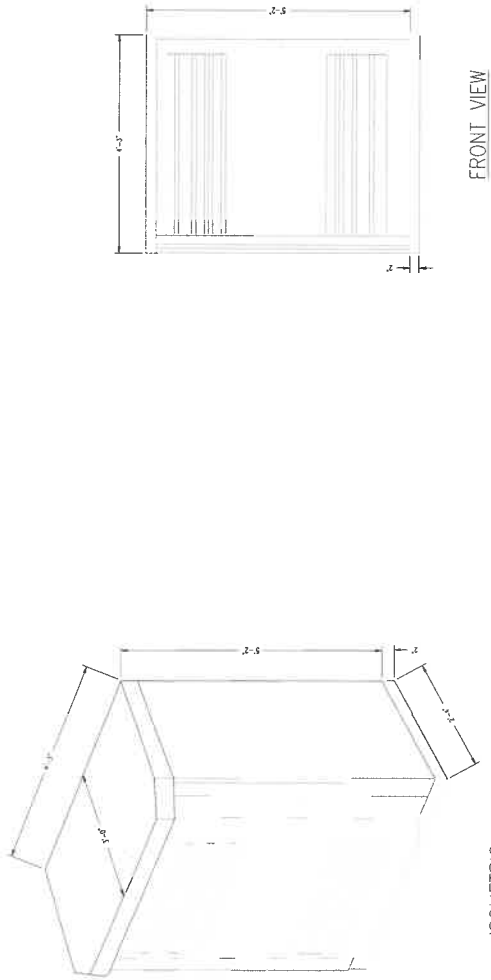
2 H-FRAME BASE

SCALE: N.T.S.



5 NOT USED

SCALE: N.T.S.



FRONT VIEW



SIDE VIEW

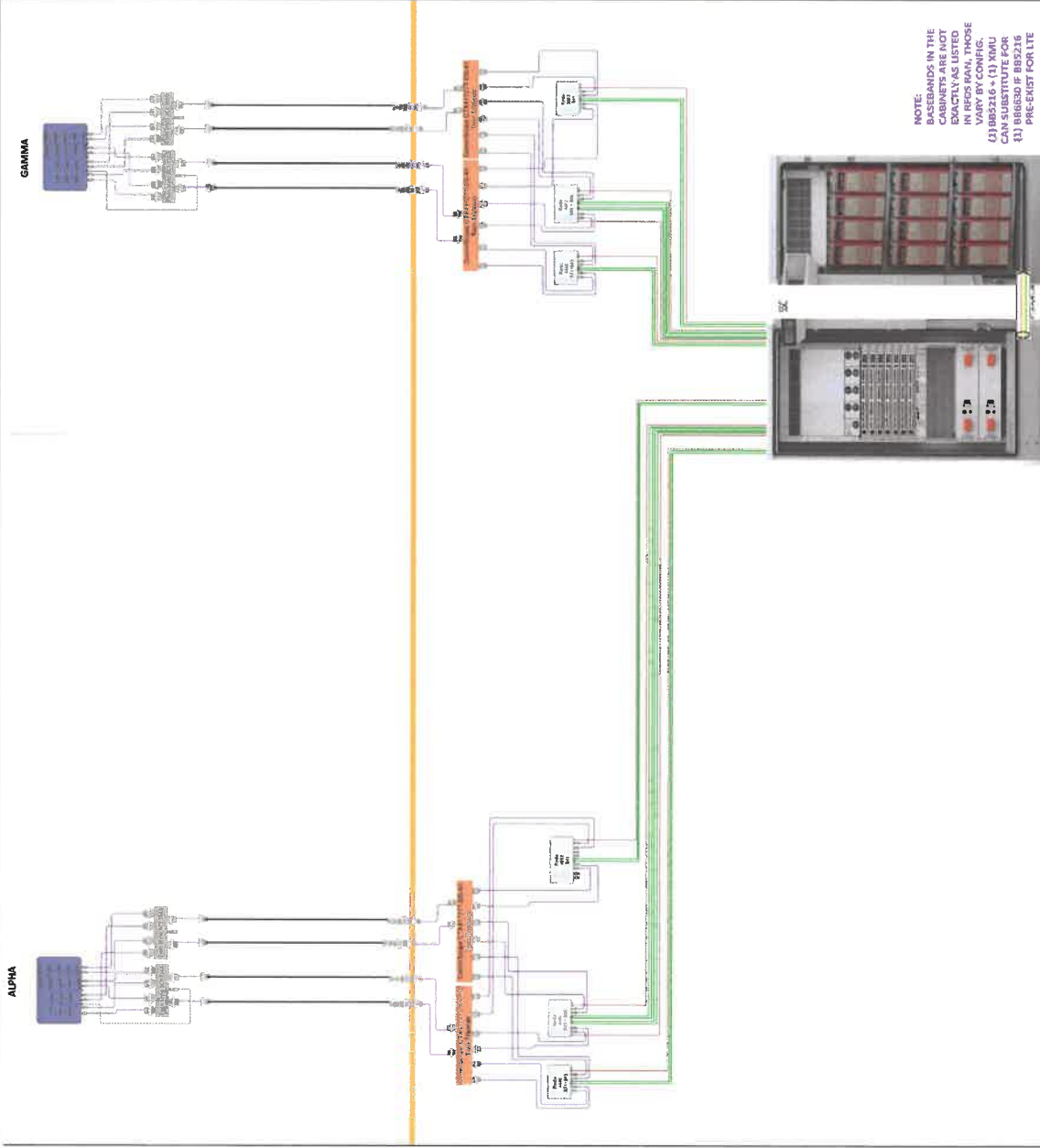
EXISTING GROUND EQUIPMENT	DIMENSIONS	CUBIC INCHES	CUBIC FEET
RBS 3106 CABINET	64" H X 51.0" W X 28" D	91,103 IN ³	52.88 FT ³
	TOTAL	91,392 IN ³	52.89 FT ³

DATE: 01-03-23
ENGINEER DATE: 01-03-23
DRAFTED BY: Z.S.
NO.: 1
DATE: 01-03-23
BY: Z.S.
EQUIPMENT FOR
CITY OF LA
2 04-28-23 A.M.
100% CD
3 09-03-24 Z.S.
UPDATED TO E6160 AC V2
4
5
6
7

SITE INFORMATION:
LA02944A
ANCHOR
4036 S PACIFIC AVE.
SAN PEDRO, CA 90731
STAMP:

SHEET TITLE:
RDFS

SHEET NUMBER:
E-1



1 JOINT UTILITY POLE ANTENNA SIGNAGE PLACEMENT

[illegible]

TAMP : _____

SHEET TITLE:
RF CONFIGURATION
ANTENNA SCHEDULES

SHEET NUMBER:
RF-1

[illegible]