

ANTENNA SITE PLAN REVIEW & NONCOMMERCIAL AMATEUR RADIO ANTENNA PERMIT

Pursuant to Rancho Palos Verdes Municipal Code Section 17.76.020, the erection and/or replacement of noncommercial amateur radio antenna assemblies on lots for noncommercial purposes shall be reviewed by the Community Development Director through an Antenna Site Plan Review application, or by the Planning Commission through a Noncommercial Amateur Radio Antenna Permit application.

The use of antennas for noncommercial purposes shall mean that no commercial frequency is used for transmission or propagation; that there is no communication for hire or for material compensation, except as allowed by Federal Communications Commission (FCC) regulations; and that all applicable regulations are complied with at all times, including without limitation FCC Regulation 97. [NOTE: The installation and/or operation of a commercial antenna shall require the submittal and approval of a Conditional Use Permit by the Planning Commission, pursuant to Chapter 17.60 of the City's Municipal Code.]

The following noncommercial antennas may be constructed or installed on a lot without the approval of an Antenna Site Plan Review application or a Noncommercial Amateur Radio Antenna permit application:

- Replacement of an existing, legally-established antenna or antenna support structure with an outside diameter of three (3) inches or less with a similar antenna or antenna support structure.
- Parabolic dish antennas which are one meter (39.37 inches) or less in diameter. This exemption shall not apply to parabolic dishes located on a mast which is greater than twelve (12) feet in height. Freestanding masts shall be measured from existing adjacent grade. Masts located on a building shall be measured from the point where the mast meets the roof surface.
- Any combination of two (2) different antenna assemblies from the following categories:
 1. One (1) antenna assembly, located outside of any required setback areas, and does not exceed sixteen (16) feet in height, as measured pursuant to the residential building height measurement methods described in Section 17.02.040 of the City's Municipal Code.
 2. One (1) building-mounted antenna assembly, located outside of any required setback areas, which does not exceed twelve (12) feet in height above the point where the assembly meets the roof surface, and that contains radiating elements, each of which is no more than six (6) feet in total length. If the assembly is mounted onto the roof, or if any portion of the antenna assembly projects above the roofline, not more than one (1) antenna may be affixed to the antenna support structure.

3. One (1) wire antenna assembly that consists of a single, flexible wire with a maximum diameter of one-half inch suspended between two (2) supports that do not exceed forty-one (41) feet in height (if man-made), as measured from adjacent existing grade, and located outside of any required setback areas.
4. One (1) vertical antenna assembly, located outside of any required setback areas, consisting of a single pole or mast with a maximum outside diameter of three (3) inches or less, has no guys or horizontal elements higher than two (2) feet above the ridgeline of the residence, and does not exceed an overall height of forty-one (41) feet, as measured from adjacent existing grade.

The following noncommercial antennas shall be reviewed by the Director through an Antenna Site Plan Review application:

- Three (3) or more exempt antenna assemblies (as defined above) on a lot.
- One (1) non-exempt antenna assembly (as defined above) on a lot, which does not exceed an overall height of forty-one (41) feet.

The following non-commercial antennas shall be reviewed by the Planning Commission through a Noncommercial Amateur Radio Antenna Permit application:

- Any antenna assembly that exceeds an overall height of forty-one (41) feet.
- Two (2) or more non-exempt antenna support structures (as defined above) on a lot.

***** IMPORTANT *****

- ❖ **Before you file a request for any noncommercial antenna permit, it is highly recommended that you discuss your preliminary plans with one of the planners in the Community Development Department in order to determine the appropriate application for your project. Also, please be aware that there may be additional requirements and restrictions in Section 17.76.020 of the Municipal Code that are not discussed in this application.**
- ❖ **When you are ready to file your application, please make certain the entire form is completed and that you have all the required materials; OTHERWISE, THE APPLICATION CANNOT BE ACCEPTED FOR FILING.**
- ❖ **Notice: CC&R's are private restrictions or agreements. Therefore, the City is not responsible for a property owner's compliance with any CC&R's that may govern their property and the City does not enforce private CC&R's. The City recommends that property owners review their title report to see if any CC&R's govern their property, and if so, consult such CC&R's prior to submittal of their application. Additionally, property owners should review their title report for any other private property restrictions (Deed Restriction, Private Easement, etc.) that may govern their property.**

Application Requirements

- **A completed Antenna Site Plan Review application or a Noncommercial Amateur Radio Antenna Permit* signed by the applicant and property owner, whichever is applicable**

* In completing the Noncommercial Amateur Radio Antenna Permit application, please make certain to complete and submit the attached Environmental Information and Checklist Form. The Checklist will be used by Staff to determine whether the proposed project warrants an exemption from the California Environmental Quality Act (CEQA). If not exempt, a formal Environmental Assessment application¹ (and Trust Deposit fee¹) will be required.

- **Two (2) copies of a scaled site plan (three (3) copies if a Building Permit is required), depicting:**
 1. Location of the antenna assembly.
 2. Accurate lot dimensions, all property lines, and all easements on the lot.
 3. Topography of the lot indicated by either elevation call-outs or topographic contours.
 4. The location and dimensions of all existing and proposed structures (delineated existing and proposed).
 5. The distance of the antenna assembly from all the existing and proposed structures and property lines.
 6. The height of the proposed antenna assembly.
 7. A section drawing of the antenna's diameter (if applicable).
- **Two (2) copies of an elevation drawing (three (3) copies if a Building Permit is required), depicting:**
 1. The height, size, dimensions, color and material(s) of the proposed antennas and support structure.

All plans must be assembled in complete sets and folded no larger than 9½" by 14".

- **Two (2) copies of a "vicinity map,"** prepared to scale, which shows all neighboring properties within five hundred (500) foot radius from the subject property (applicant). The "vicinity map" must be prepared exactly as described in the attached instruction sheet.
- **Two (2) sets of self-adhesive mailing labels and one (1) photocopy of the labels** which list the property owner(s) of every parcel within five hundred (500) foot radius from the subject property (applicant). The name and address of every property owner (including applicant) and the local Homeowners' Association, if any, must be typed on 8½" by 11" sheets of self-adhesive labels. The mailing labels must be keyed to the corresponding lots, as shown on the vicinity map described above. The property owners' mailing list must be prepared exactly as described in the attached instruction sheet. If the property owners' mailing list is not prepared by a Title Company or other professional mailing list preparation service, the applicant must sign and submit the attached "Certification of Property Owners Mailing List" form.

Documentation demonstrating that the antenna assembly will comply with all other FCC standards related to radio frequency emissions in Office of Engineering Technology (OET) Bulletin 65, Supplement B. Said documentation shall state if the antenna is categorically exempt or

¹ Please refer to the City's [Master Schedule of Fees](#) for Planning Division application fees

demonstrate compliance with the standards of OET Bulletin 65.

- Written letter from the applicant certifying that the proposed antennas and installation shall comply with FCC regulations related to interference and in the event the interference occurs, the applicant will take all steps necessary to resolve the same.
- Construction of a mock-up of the proposed antenna at the proposed location, at the applicant's expense, coordinated under the direction of City staff. Once constructed, the silhouette shall be certified by a licensed engineer on a form provided by the City. In the alternative, the applicant may submit a photo simulation depicting the proposed antenna in size, height and dimensions, as required by the City to depict the proposed antenna as it would appear from the surrounding areas, and deemed acceptable by the Director.

Filing Fee¹:

1. Antenna Site Plan Review application¹
2. Noncommercial Amateur Radio Antenna Permit¹

¹ Please refer to the City's [Master Schedule of Fees](#) for Planning Division application fees

Review Process

Upon receipt of an Antenna Site Plan Review application or a Noncommercial Amateur Radio Antenna Permit application, staff will review your application for completeness. Please note that as a result of this review, staff may require further information in order to clarify, amplify, correct, or otherwise supplement existing data. It is strongly suggested that you supply any requested information in a timely manner in order to avoid any delay in the processing of your application. Once your application has been deemed complete, staff will provide written notice of your application to all property owners and homeowners' associations located within the appropriate radius of the property where the noncommercial antenna assembly is proposed. If applicable, staff will also schedule your application for a hearing before the City's Planning Commission.

In granting an Antenna Site Plan Review application or a Noncommercial Amateur Radio Antenna Permit application, the Director or the Planning Commission shall consider a number of required factors. These are described in detail in Sections 17.76.020(C)(4)(a) and 17.76.020(D)(3) of the City's Municipal Code.

If your application is granted or conditionally granted, notice of this decision shall be given to the applicant and to all interested persons. If your application is denied, notice shall be provided only to the applicant. Any person may appeal the decision to the Planning Commission or City Council, as applicable.

Please also be aware that an approved Antenna Site Plan Review or Noncommercial Amateur Radio Antenna Permit shall be valid only so long as all conditions imposed are fully complied with and the antenna assembly is maintained in good repair.

More detailed information regarding the City's antenna regulations is contained in Section 17.76.020 of the City's Municipal Code, available online at:
<http://www.palosverdes.com/rpv/cityclerk/munidatabase/index.cfm>

NOTE TO ENGINEERS, ARCHITECTS AND CONTRACTORS:

In order to perform work in the City of Rancho Palos Verdes, a business license must be obtained from the City's Finance Department prior to obtaining a building permit from the Building and Safety Division. For more information, please visit online at:

<http://www.palosverdes.com/rpv/finance/business-license-information.cfm>.

**ANTENNA SITE PLAN REVIEW (or)
NONCOMMERCIAL AMATEUR RADIO ANTENNA
PERMIT NO. _____**

APPLICANT/CONTACT PERSON:

Name: _____

Address: _____

Phone Number: _____

Email: _____

Project Location: _____

Project Description: _____

LANDOWNER:

Name: _____

Address: _____

Phone Number: _____

Email: _____

GENERAL INFORMATION

Existing Development

- _____ 1. Total number of existing noncommercial antenna assemblies.
[total of lines 2 and 3 below]

- _____ 2. Number of existing, exempt noncommercial antenna assemblies.
[total of lines 2a through 2e below]
 - _____ a. 16' tall or less, meets all setbacks
 - _____ b. Building-mounted, meets all setbacks, no more than 12' above connection to roof, maximum 6' long radiating elements
 - _____ c. Wire antenna, meets all setbacks, maximum 1/2-inch diameter wire, no more than 2 man-made supports each of which is not over 41' tall
 - _____ d. Vertical antenna, meets all setbacks, single pole/mast with outside diameter of 3" or less, no guys or horizontal elements more than 2' higher than ridgeline of house, maximum 41' tall
 - _____ e. Satellite or other parabolic dish antennas up to 1 meter in diameter, no more than 12' tall

- _____ 3. Number of existing, non-exempt non-commercial antenna assemblies.

[total of lines 3a through 3b below]

- _____ a. Satellite or other parabolic dish antennas over 1 meter in diameter and/or more than 12' tall
- _____ b. Other non-exempt, noncommercial antenna assemblies [please describe below; include maximum height extended and retracted, if applicable]:

[please attach additional sheets if necessary]

Proposed Development

- _____ 4. Total number of noncommercial antenna assemblies proposed.
[total of lines 5 and 6 below]
- _____ 5. Number of exempt, noncommercial antenna assemblies proposed.
[see description(s) below]
- _____ 6. Number of non-exempt, noncommercial antenna assemblies proposed.
[see description(s) below]

| Antenna Assembly No. 1 | | EXEMPT / NON-EXEMPT [circle one] | | |
|------------------------------------|-------|---|-----------|-------|
| Ground-mounted? | Y / N | Maximum height above ground: | Fixed | _____ |
| | | | Extended | _____ |
| | | | Retracted | _____ |
| Building-mounted? | Y / N | Maximum height above roof: | Fixed | _____ |
| | | | Extended | _____ |
| | | | Retracted | _____ |
| Dish Antenna? | Y / N | Length of radiating elements: | | _____ |
| | | Diameter of dish: | | _____ |
| | | Maximum height if ground-mounted: | | _____ |
| | | Maximum height if roof-mounted: | | _____ |
| Wire Antenna? | Y / N | Diameter of wire: | | _____ |
| | | Number of vertical supports: | | _____ |
| | | Height of vertical supports: | | _____ |
| Vertical Antenna? | Y / N | Number of poles or masts: | | _____ |
| | | Outside diameter of poles or masts: | | _____ |
| | | Maximum height above ground: | | _____ |
| | | Height of highest horizontal elements above ridgeline of the residence/main structure: | | _____ |
| Other? [please describe in detail] | | | | |

| Antenna Assembly No. 2 | | EXEMPT / NON-EXEMPT [circle one] | | |
|------------------------|-------|----------------------------------|----------|-------|
| Ground-mounted? | Y / N | Maximum height above ground: | Fixed | _____ |
| | | | Extended | _____ |

| | | | | |
|-------------------|-------|---|-----------|-------|
| Building-mounted? | Y / N | Maximum height above roof: Fixed | Retracted | _____ |
| | | | Extended | _____ |
| | | | Retracted | _____ |
| Dish Antenna? | Y / N | Length of radiating elements: | | _____ |
| | | Diameter of dish: | | _____ |
| | | Maximum height if ground-mounted: | | _____ |
| Wire Antenna? | Y / N | Maximum height if roof-mounted: | | _____ |
| | | Diameter of wire: | | _____ |
| | | Number of vertical supports: | | _____ |
| Vertical Antenna? | Y / N | Height of vertical supports: | | _____ |
| | | Number of poles or masts: | | _____ |
| | | Outside diameter of poles or masts: | | _____ |
| | | Maximum height above ground: | | _____ |
| | | Height of highest horizontal elements above ridgeline of the residence/main structure: | | _____ |

Other? [please describe in detail]

Antenna Assembly No. 3

EXEMPT / NON-EXEMPT [circle one]

| | | | | |
|-------------------|-------|---|-----------|-------|
| Ground-mounted? | Y / N | Maximum height above ground: | Fixed | _____ |
| | | | Extended | _____ |
| | | | Retracted | _____ |
| Building-mounted? | Y / N | Maximum height above roof: Fixed | Extended | _____ |
| | | | Retracted | _____ |
| Dish Antenna? | Y / N | Length of radiating elements: | | _____ |
| | | Diameter of dish: | | _____ |
| | | Maximum height if ground-mounted: | | _____ |
| Wire Antenna? | Y / N | Maximum height if roof-mounted: | | _____ |
| | | Diameter of wire: | | _____ |
| | | Number of vertical supports: | | _____ |
| Vertical Antenna? | Y / N | Height of vertical supports: | | _____ |
| | | Number of poles or masts: | | _____ |
| | | Outside diameter of poles or masts: | | _____ |
| | | Maximum height above ground: | | _____ |
| | | Height of highest horizontal elements above ridgeline of the residence/main structure: | | _____ |

Other? [please describe in detail]

Antenna Assembly No. 4

EXEMPT / NON-EXEMPT [circle one]

| | | | | |
|-----------------|-------|------------------------------|----------|-------|
| Ground-mounted? | Y / N | Maximum height above ground: | Fixed | _____ |
| | | | Extended | _____ |

| | | | | |
|-------------------|-------|---|-----------|-------|
| Building-mounted? | Y / N | Maximum height above roof: Fixed | Retracted | _____ |
| | | | Extended | _____ |
| | | | Retracted | _____ |
| Dish Antenna? | Y / N | Length of radiating elements: | | _____ |
| | | Diameter of dish: | | _____ |
| | | Maximum height if ground-mounted: | | _____ |
| Wire Antenna? | Y / N | Maximum height if roof-mounted: | | _____ |
| | | Diameter of wire: | | _____ |
| | | Number of vertical supports: | | _____ |
| Vertical Antenna? | Y / N | Height of vertical supports: | | _____ |
| | | Number of poles or masts: | | _____ |
| | | Outside diameter of poles or masts: | | _____ |
| | | Maximum height above ground: | | _____ |
| | | Height of highest horizontal elements above ridgeline of the residence/main structure: | | _____ |

Other? [please describe in detail]

Antenna Assembly No. 5

EXEMPT / NON-EXEMPT [circle one]

| | | | | |
|-------------------|-------|---|-----------|-------|
| Ground-mounted? | Y / N | Maximum height above ground: | Fixed | _____ |
| | | | Extended | _____ |
| | | | Retracted | _____ |
| Building-mounted? | Y / N | Maximum height above roof: Fixed | Extended | _____ |
| | | | Retracted | _____ |
| Dish Antenna? | Y / N | Length of radiating elements: | | _____ |
| | | Diameter of dish: | | _____ |
| | | Maximum height if ground-mounted: | | _____ |
| Wire Antenna? | Y / N | Maximum height if roof-mounted: | | _____ |
| | | Diameter of wire: | | _____ |
| | | Number of vertical supports: | | _____ |
| Vertical Antenna? | Y / N | Height of vertical supports: | | _____ |
| | | Number of poles or masts: | | _____ |
| | | Outside diameter of poles or masts: | | _____ |
| | | Maximum height above ground: | | _____ |
| | | Height of highest horizontal elements above ridgeline of the residence/main structure: | | _____ |

Other? [please describe in detail]

New Construction

Please complete this section if a new structure or building is proposed in conjunction with the

proposed antenna assembly.

- _____ 7. Square footage of any proposed new structures or buildings.
- _____ 8. Square footage of any new building footprint.
- _____ 9. Square footage of the existing building footprint.
- _____ 10. Square footage of existing hardscape
(Example: driveway, parking areas, and impervious surfaces)
- _____ 11. Square footage of lot.
- _____ 12. Square footage of new lot coverage [line 8 + line 9 + line 10].
- _____ 13. Percentage of lot coverage [line 12 divided by line 11].

Grading and Encroachment Information

1. Are any of the following conditions proposed? _____ Yes _____ No.
If "Yes," a separate Grading Application is required.

- Total volume of earth to be moved (cut and fill) is 20 cubic yards or greater.
- Height of fill or depth of cut is 3 feet or greater.

2. Does the project involve any work, activity, or encroachment in the public right-of-way or public drainage structure? _____ Yes _____ No

If "Yes", you must obtain approval from the Public Works Department prior to issuance of building permits.

Questionnaire

1. Please describe how the placement of the proposed antenna assembly (ies) does not significantly impair a view from surrounding properties.

2. Please describe the means by which the proposed antenna assembly (ies) shall be designed and constructed to adequately protect public health, welfare and safety, including but not limited to compliance with Building Code requirements, wind load and seismic design criteria, and compliance with the City's Municipal Code requirements such as setbacks.

3. Please describe how the proposed antenna assembly (ies) balances the effects upon the character of the neighborhood with the applicant's ability to reasonably transmit and receive non-commercial radio signals.

4. Please describe how refusing or conditioning the approval of this permit would interfere with the applicant's ability to receive and/or transmit radio signals on amateur frequencies.

HAZARDOUS WASTE & SUBSTANCE STATEMENT (REQUIRED FOR ALL PROJECTS)

Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list.

The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012):

| | | |
|----------------------|--------------------------|------------------------|
| 30940 Hawthorne Blvd | City Hall / Civic Center | Envirostor ID 19970023 |
|----------------------|--------------------------|------------------------|

I have consulted the most current lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are not contained on these lists.

Property Owner Signature: _____

SIGNATURES

I HEREBY CERTIFY, under penalty of perjury, that the information and materials submitted with this application are true and correct.

I FURTHER CERTIFY, under penalty of perjury, that the antenna assembly(ies) proposed under this application, and any other antenna assembly(ies) currently in place on the site, will only be used for non-commercial purposes, as that term is defined in the Rancho Palos Verdes Development Code.

Signature of Applicant/Contractor

and

Signature of Landowner **(REQUIRED)**

Dated: _____ Dated: _____

ENGINEERS, ARCHITECTS AND CONTRACTORS PLEASE READ AND INITIAL:

I UNDERSTAND that in order to perform work in the City of Rancho Palos Verdes, a business license must be obtained from the City's Finance Department prior to obtaining a building permit from the Building and Safety Division. _____(initials)