

April 2020

Los Angeles County Amateur Radio Antenna Structures

Rev. 1.1

If your antenna structure complies with Development Standards, Section E of 22.140.040, then you simply submit a *Site Plan Review* application and materials online. If the antenna does not meet these standards, then you must submit a *Minor Conditional Use Permit* application. Both are available for online submission —> <https://epicla.lacounty.gov/SelfService/#/home>

See the following pages for more specific information.

Any further questions, contact:

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Lancaster, CA 93535
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213-974-6411

Location Hours

Monday through Friday

8:00 a.m.- 12:00 p.m.

* Must sign-in before 11:30 a.m. for service; Office is subject to early closure on Thursdays and Holidays, please call or email to confirm closure time.

This office serves unincorporated communities in Acton, Agua Dulce, Antelope Acres, Big Pines, Crystallaire, Del Sur, Desert View Highlands, Elizabeth Lake, Fairmont, Gorman, Green Valley, Hi Vista, Juniper Hills, Lake Hughes, Lake Los Angeles, Lakeview, Leona Valley, Littlerock, Llano, Neenach, Paradise, Pearblossom, Quartz Hill, Redman, Roosevelt, Sun Village, Three Points, Valyermo, White Fence Farms - El Dorado, and Wrightwood.

Amateur Radio Antennas. The following terms are defined solely for Section 22.140.040 (Amateur Radio Antennas):

Amateur radio antenna. Any antenna, including a whip antenna, which is used for transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna structure. An antenna and its supporting mast or tower, if any.

Mast. A pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation.

Whip antenna. An antenna consisting of a single, slender, rod-like element, which is supported only at or near its base.

22.140.040 - Amateur Radio Antennas.

- A. Purpose. This Section ensures that amateur radio antennas are designed and located in a way that avoids hazards to public health and safety and minimizes adverse aesthetic effects, while reasonably accommodating amateur radio communications.
- B. Definitions. Specific terms used in this Section are defined in Section 22.14.010 of Division 2 (Definitions), under "Amateur Radio Antennas."
- C. Applicability.
 - 1. This Section applies to amateur radio antennas as an accessory use in all zones.
 - 2. Amateur radio antennas, antenna structures, and masts in existence as of May 26, 1995, the effective date of this Section, may continue to be used without complying with the provisions of this Section, except as provided, and shall be considered a legal nonconforming use. Amateur radio antennas, antenna structures, and masts that are a legal nonconforming use shall comply with the development standards of this Section to the extent that they are capable of doing so without modification. Existing amateur radio antennas, antenna structures, and masts may be enlarged, expanded, or relocated only if brought into compliance with the development standards of this Section. In the absence of such compliance of proposed expansion, enlargement, or relocation, a Minor Conditional Use Permit (Chapter 22.160) application is required.
- D. Application Requirements.
 - 1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for amateur radio antennas, structures, and masts that comply with Subsection E, below; or
 - 2. Minor Conditional Use Permit.
 - a. Application. A Minor Conditional Use Permit (Chapter 22.160) application is required for amateur radio antennas, structures, and masts that request a modification to Subsection E, below.
 - b. Additional Findings.
 - i. Strict compliance with the development standards specified in this Section would unreasonably interfere with the applicant's ability to receive or transmit signals, or would impose unreasonable costs on the operation when viewed in light of the cost of the equipment; or
 - ii. Strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve the goals and objectives of this Section.
 - c. Conditions. In approving the application, the Commission or Hearing Officer may impose conditions reasonably necessary to accomplish the purposes of this Section, provided those conditions do not unreasonably interfere with the ability of the applicant to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in the light of the cost of the equipment.
 - 3. Agency Review. The Director shall refer the application to the Fire Department for review and comment prior to application approval.
- E. Development Standards.
 - 1. Lowering Device. All amateur radio antenna structures, capable of a maximum extended height in excess of 35 feet (inclusive of tower and mast), with the exception of whip antennas, shall be

equipped with both a motorized device and a mechanical device, each capable of lowering the antenna to the maximum permitted height when not in operation.

2. Permitted Height.

- a. The height of an antenna structure shall be measured from natural grade at the point the mast touches, or if extended, would touch the ground.
- b. When in operation, no part of any amateur radio antenna structure shall extend to a height of more than 75 feet above grade of the site on which the antenna structure is installed.
- c. When not in operation, no part of any amateur radio antenna structure, excepting whip antennas, shall extend to a height of more than 35 feet as measured above grade of the site on which the antenna is installed.

3. Number Permitted. One amateur radio antenna structure, and one whip antenna over 35 feet, shall be permitted on each building site.

4. Siting. The antenna structure shall be located on-site in a manner which will minimize the extent to which the structure is visible to nearby residents and members of the general public. Antenna structures shall be considered to satisfy this criteria if:

- a. No portion of the antenna structure or mast is located within any required setback area;
- b. No portion of the antenna structure or mast is within the front 40 percent of that portion of the building site that abuts a street; and
- c. In the event a building site abuts two or more streets, the antenna structure or mast is not located within the front 40 percent of that portion of the building site where primary access is provided to the property, or within 20 feet of any other abutting street or public right-of-way.

F. Installation and Maintenance.

1. All antenna structures shall be installed and maintained in compliance with applicable building standards.
2. All antennas and their supporting structures shall be maintained in good condition.
3. All ground-mounted antennas and their supporting structures shall be permanently installed.

(Ord. 2019-0004 § 1, 2019.)

What does "required setback area" mean? See below to deduce the answer. Or better yet, you can give your address to the appropriate person at the Department of Regional Planning and they will be able to tell you the exact footage from your property lines.

22.110.080 - Required Yards.

- A. Yard Determination. On corner lots, through lots with three or more frontages, flag lots, and irregularly shaped lots, where the provisions of this Title 22 do not clearly establish location of yards and lot lines, the Director shall make such determination.
- B. Front Yards.
 - 1. On Partially Developed Blocks. Where some lots in a block are improved or partially improved with buildings, each lot in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side. A vacant lot, or a lot having more than the front yard required in the zone, shall be considered for this purpose as having a front yard of the required depth.
 - 2. On Key Lots. The depth of a required front yard on key lots shall not be less than the average depth of the required front yard of the adjoining interior lot and the required side yard of the adjoining reversed corner lot.
 - 3. On Sloping Terrain. The required front yard of a lot need not exceed 50 percent of the depth required in a zone where the difference in elevation between the curb level and the natural ground at a point 50 feet from the highway line, measured midway between the side lot lines, is 10 feet or more; or, if there is no curb, where a slope exists of 20 percent or more from the highway line to a point on natural ground 50 feet from said highway line. Measurement in all cases shall be made from a point midway between the side lot lines.
- C. Side Yards.
 - 1. Reversed Corner Lots Adjoining Key Lots. Where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side yard of the same depth, but not less than five feet.
 - 2. Interior Side Yards on Narrow Lots. Where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width.
- D. Rear Yards on Shallow Lots. Where a lot is less than 75 feet in depth, such lot may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth.
- E. Limited Secondary Highways.
 - 1. Supplemental Yard. A supplemental yard eight feet wide shall be established in all zones along and contiguous to the highway lines of limited secondary highways; any other yard requirements established in Division 3 (Zones), Chapter 22.50 (Billboard Exclusion Zone), Chapter 22.52 (Development Program Zone), Chapter 22.54 (Parking Zone), Chapter 22.58 (Commercial—Residential Zone), and Chapter 22.60 (Industrial Preservation Zone) shall be in addition to this requirement.
 - 2. Use of Supplemental Yard. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do not exceed six feet in height and except as permitted within a yard by Section 22.110.040.A (Planter Boxes and Masonry Planters) and Section 22.110.040.D (Driveways, Walkways, and Patio Slabs).

3. Yard Modification. The supplemental yard requirement established by this Subsection E may be modified with the approval of a Yard Modification (Chapter 22.196) application.

(Ord. 2019-0004 § 1, 2019.)

The Department of Regional Planning (DRP) is now accepting applications online!

EPIC LA – Customer Self Service

Register with an email address today to submit and track your DRP approvals.

Step 1

Visit DRP homepage: planning.lacounty.gov

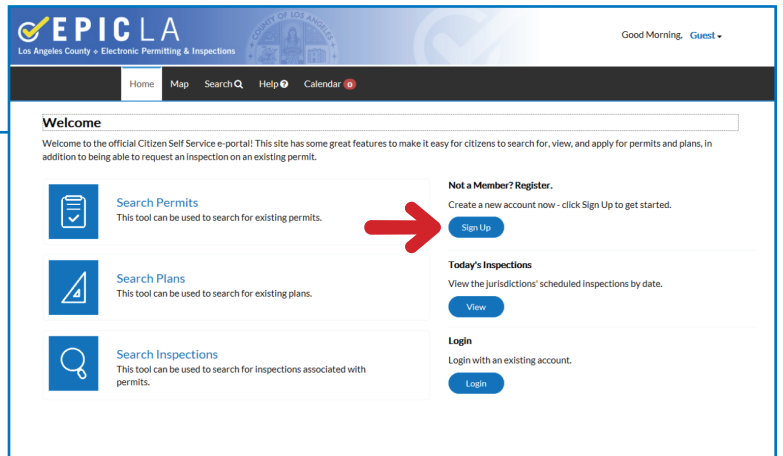
Click on “EPIC LA Apply Here”



Step 2

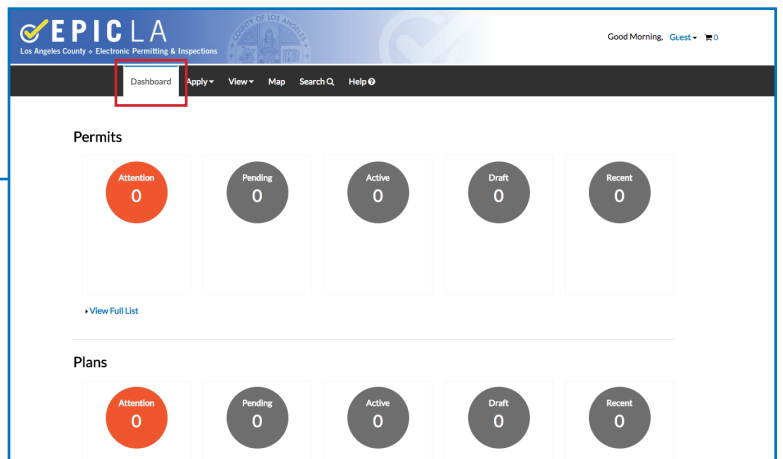
Click on “Sign Up” and register with an email address. Use the same email address for all county business.

Your registration will need to be approved by DRP before you can log-in.



Step 3

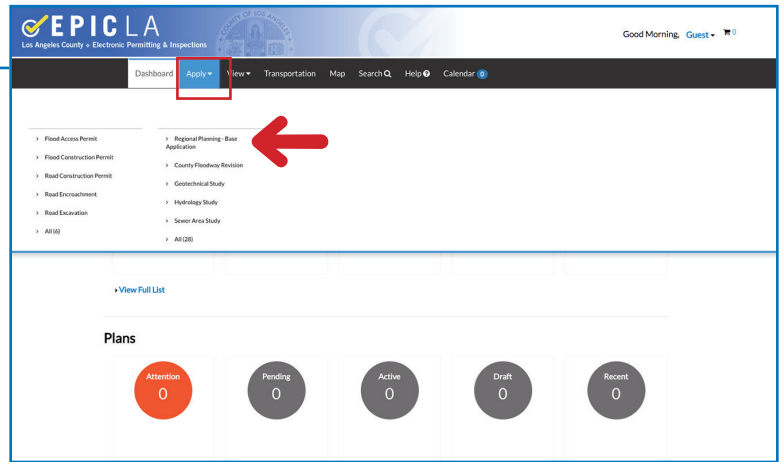
After you successfully log-in, you will be taken to the homepage of the portal – **the dashboard**.



Step 4

From the dashboard click on the “**Apply**” drop down menu and choose “**Regional Planning: Base Application**”

After you submit the base application, you will receive a “**RPAP 2018#####**” the year + 6 digits.

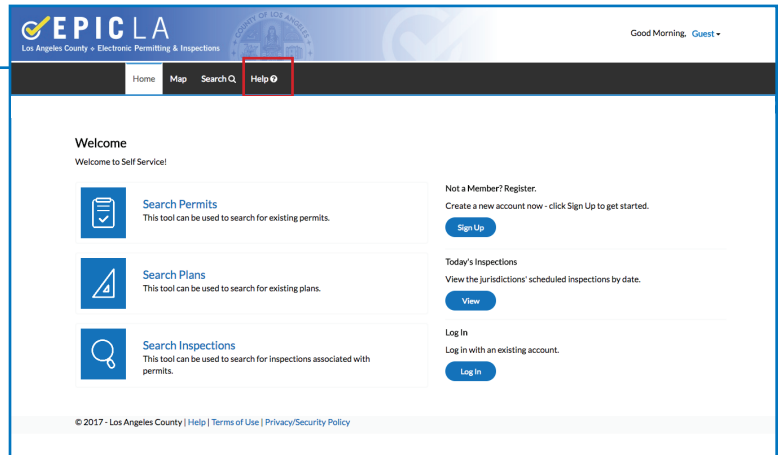


A planner will review the base application and determine the type of land use permit you will need. **All required attachments must be uploaded per the required checklist at planning.lacounty.gov/apps.** The planner will create a case **RPPL 2018#####** and email you. Then DRP will invoice you and you can proceed to online payment.

Need more assistance?

Step-by-Step screenshots to attachments and payments can be found in the **HELP page** located on the black bar.

Click on “**USER GUIDE**” PDF



USER GUIDE: epicla.lacounty.gov/SelfService/content/help/CSSUsersGuide.pdf

LA County Department of Regional Planning

* Costs for the Property Owner

Site Plan Review fee

\$1,103

or

Minor Conditional Use Permit fee \$2,093

(\$1,724, plus an Initial Study fee of \$369)

* Additional Costs and Details

Regional Planning approval is always required; after they approve your plans, you need to see if those plans require any building permits too (at additional cost AND physical site inspection)—contact Building and Safety Division at 661-524-2390.

Regional Planning only reviews the plans that you turn in (they do not physically go to your site). Once they review the plans you turn in—and they determine that the project complies with the guidelines—then they stamp the plans for approval.

THEN you'll have to turn in plans to Building and Safety ONLY if you are required to apply for any necessary permit(s) from them, They *may* require an architectural engineering permit for the base, an electrical engineering permit for wiring, a permit for grading land, etc., etc.. It all depends on what Regional Planning determines based on the specifics of YOUR particular project.

Note:

No building permit is required for a radio antenna tower that's 45' or less →

106.3 - Work Exempted - Section 7 - Ground mounted radio and television antennae towers which do not exceed 45 feet (13,716 mm) in height and ground supported dish antennas not exceeding 15 feet (4,572 mm) in height above finished grade in any position.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT26BUCO_C_H1AD_106.3WOEX

You may or may not need other agency approvals/permits, however, if Building and Safety doesn't require issuance of any permits, then it is unlikely any other agency would.