



CITY OF WEST COVINA PLANNING DEPARTMENT

Instructions For Filing A Development Plan (Planned Community Development Zone)

All of the following must be submitted before the Planning Department can process the application:

1. Application Sheet, with signature of the property owner authenticated by notary
2. Filing Fee and Deposit Agreement:
 - a. Precise Plan Review: \$2,500.00 deposit.
 - b. Fish and Game Environmental Review Fee for projects having an adverse effect on fish and wildlife resources:
 - \$2,280.75 (for projects involving a negative declaration of environmental impact)
 - \$3,168.00 (for projects involving an EIR)
 - c. Los Angeles County Clerk, Environmental Processing Fee: \$75.00 (separate, check)
 - d. Completed Deposit Agreement, as attached to this packet..

NOTE: *Building permits associated with this application will not be issued until all filing fees are collected and deposit accounts are settled.*

3. Environmental Information Form
4. 300-foot Radius Map
5. Property Owners and Occupants Labels: submit 3 sets of labels and 1 photocopy
6. Site Plan:
 - a. 15 prints (required at time application is submitted*)
Prints to be folded to maximum 8½" x 13"
7. Floor Plan:
 - a. 15 prints (required at time application is submitted*)
Prints to be folded to maximum 8½" x 13"
8. Elevation Plans:
 - a. 15 prints (required at time application is submitted*)
Prints to be folded to maximum 8½" x 13"
9. Architectural Treatment:
 - a. Colored elevations mounted on display boards.
 - b. Colored site plan mounted on display boards.
 - c. Sample building colors and materials board.
 - d. Copy of colored elevation and colored site plan.
10. Residential Design Questionnaire: Required for multiple family projects only.
11. Art in Public Places: Required for certain projects.
12. Occupant's Permission to Enter Site: submit original with ink signature of occupant.
13. Posting of Public Hearing Site Notice: see planner for details.
14. Indemnity Agreement: Required for all projects.

* Plans must be folded and stapled together in sets. *Additional plans will be required later, including 15 sets and a reproducible copy at the time of public hearing.*

Explanation of Items 1 through 11

1. Application

To process the Development Plan, you must obtain the notarized authorization of the legal owner.

2. Filing Fee

a. City Council Resolution requires \$96.36 per hour for staff time actually spent in the preparation and processing of applications. In addition, any time required of the City Attorney will be billed at the attorney's current rate.

An initial deposit of \$2,500.00 shall be required at the time of submittal of the application, from which the hourly charges will be funded. When the deposit is used up, additional deposits may be required by the Planning Director before work on the application resumes.

b. Environmental Impact Assessment: The Planning Director will use the Guidelines and Procedures incorporated in the California Environmental Quality Act (CEQA) to evaluate the potential environmental impact of proposed projects. If it is found that a proposed action is not categorically exempt from CEQA, the following fees shall be required and charged to the applicant to prepare or process the required environmental impact documents:

I. Fish and Game Environmental Review Fee: Fish and Game Code Section 711.4 requires a fee for reviewing projects which may have an adverse effect upon fish and wildlife resources. This fee, payable to the Department of Fish and Game, is \$2,280.75 for a project involving a negative declaration of environmental impact, and \$3,168.00 for a project involving an Environmental Impact Report.

II. \$96.36 per hour for staff time spent in the preparation or processing of initial studies, negative declarations, and Environmental Impact Reports, plus City Attorney time at the attorney's current rates, to be funded from the initial deposit as required by City Council Resolution.

III. The County requires a \$75 environmental document processing fee. Please submit a separate, check payable to the Los Angeles County Clerk.

3. Environmental Information Form

The Environmental Information Form (attached to this packet) must be submitted when you file this application, so that an environmental determination can be made. If an Environmental Impact Report (EIR) is then required, processing of the application will cease until an EIR has been prepared pursuant to CEQA and local CEQA guidelines.

4. 300-Foot Radius Map
- must show all areas 300 feet or nearer to the property in this application (the 300 foot distance must be measured from the nearest edge of the subject property—see enclosed example)
 - must show all property lines completely or partly within the 300 foot line with the properties inside the line numbered to match the Owners/Occupants list
 - folded to 8½" x 13" maximum size.
5. Property Owners And Occupants List
 This list must be typed on self adhesive mailing labels (3 sets), and must have the names and mailing addresses of all property owners, and the mailing addresses of all occupants, *commercial or residential*, within or partially within the 300-foot radius map. It must be prepared from the **most recent** equalized assessment rolls of the Los Angeles County Assessor, which are available in the County Assessor's branch office, 1190 Durfee Avenue, South El Monte. Number all names to correspond with the numbers on the radius map. **Labels addressed to property owners must include the assessors parcel number on the first line of the label.** Separately provide six (6) copies of the applicant's address on labels, and one photocopy of a complete address label set.
6. Site Plan: All drawings must be prepared as noted below and folded together to 8½" x 13" max.
- I. Format
- A. Title as follows: Name, address, and telephone number of applicant.
 - B. North arrow and scale (orient drawings to the north, and do not use a scale less than 1" = 30', unless approval has been granted by the Planning Department).
 - C. Legend for the plan shall include all the items in Section IV.
- II. Parcel Specifications
- A. Fully dimensioned subject parcel boundaries.
 - B. Abutting street information:
 - 1) Name of street(s)
 - 2) Existing and proposed street width(s) and centerlines
 - 3) Parkway and/or sidewalk width(s)
 - 4) Access and driveway dimensions
 - 5) Median strips and traffic islands
 - C. Name, location and width of closest intersecting street.
 - D. Existing contours and water courses, for subject property and adjacent properties
 - E. Location and dimensions of all existing or proposed easements.
- III. Proposed Development and Modification
- A. All existing and proposed structures and physical features.
 - B. Exterior building dimensions.
 - C. Setbacks with dimensions.
 - D. Distances between buildings.
 - E. Height of structures.
 - F. Treatment of open spaces, including landscaped areas.
 - G. Walls and fences.
 - H. Trash/transformer areas.
 - I. Use of building.
 - J. Parkway trees.
 - K. Parking Area (Per Resolution No. 2513)
 1. Layout and dimensions of all parking stalls, including HC accessible stalls
 2. Dimensions of all access ways, turnaround areas, driveways, alleys, and walks
 3. Off-street loading space and facilities.
 4. Surface type
 5. Screening and landscaping (including curbs)

L. Proposed grading.

IV. Map Legend

- A. Net acreage of parcel.
- B. Gross floor area for all buildings.
- C. Percentage of land covered by structures.
- D. Number of permanent seats, beds, classrooms, dwelling units (include size of each unit), etc., as needed for the computation of the parking requirements.
- E. Proposed off-street parking.
- F. Required off-street parking.
- G. Percentage of landscaping for total site (minimum of 8% required).

- 7. Floor Plans: Floor plans must be fully dimensioned, and include the exact locations, sizes, and uses (e.g. seating, office, storage, kitchen, etc.) of all rooms, the location and size of all windows, doors, and elevators, and the width, rise, and run of any stairs. Please fold prints to a maximum of 8½" x 13".
- 8. Elevation Plans: Elevation plans of front, sides, and rear of the proposed development shall be submitted together with the application. Plans must be drawn to scale and should be large enough to be used for display purposes. Please fold prints to a maximum of 8½" x 13".
- 9. Architectural Treatment: One *colored* site plan and *colored* elevation of building or typical structures mounted on display boards shall be submitted with application, and be large enough for display purposes. Sample building materials mounted on a display board shall be submitted to illustrate typical colors, textures, and materials. In addition, provide an electronic copy of the colored site plan and colored elevation.
- 10. Residential Design Questionnaire: This questionnaire (available from the Planning Department) must be completed and submitted if the project includes multi-family housing.
- 11. Art in Public Places: This application (available from the Planning Department) must be completed and submitted if the project consist of: residential subdivision of ten or more lots, construction of ten or more dwelling units, non-residential development that has a project cost over \$499,999, expansion of non-residential buildings with a project cost over \$249,999, mixed used projects, or City projects that have a project cost over \$499,999.
- 12. Occupant's Permission to Enter Site: The attached form must be signed by the property owner or occupant of the site to allow stag to inspect the site for review of the application.
- 13. Posting of Public Hearing Site notice: The Planning Commission has established a policy of posting a temporary sign on the subject property for new commercial developments and residential developments with five or more units. A separate handout is available detailing posting requirements.
- 14. Indemnity Agreement: The applicant or successor in interest shall indemnify, hold harmless and defend the City Of West Covina (City), its agents, officers, and employees from any claim, action, proceeding or damages against the City, its agents, officers, or employees to attack, set aside, voice, or annul the approval by the City of this Precise Plan. The indemnity document shall be signed by the applicant prior to the project being determined to be complete and the scheduling of a public hearing.



Application

Case _____
(Type and No.)

Applicant's Name: _____
(owner, purchaser, lessee, representative)

Applicant's: address: _____
phone _____ fax _____ pager/cell _____
e-mail _____

Project Coordinator: _____ Title: _____

Coordinator's: address: _____
phone _____ fax _____ pager/cell _____
e-mail _____

I, the applicant, _____, for the
(name)

property situated at _____
(give street address and general location by street boundaries etc.)

herewith request approval of a _____ for _____
(type of application) (nature of project)

on property zoned as _____.

Assessor's Parcel Number (APN) _____
(required)

Applicant's Signature: _____

Owner's Permission (signature must be notarized)

I (we) do hereby certify, under penalty of perjury, that I (we) am (are) the owner(s) of the real property legally described herein and hereby grant permission for which this application is made.

(Signature)

(Please **Print** Name Here)

(Address)

(City)

(Date)

Environmental Information Form

A. General Information

1. Name of developer or project sponsor: _____
Address of the above: _____ Telephone: _____
2. Address or location of project: _____
3. Name of project leader or coordinator: _____
Address: _____ Telephone: _____
4. Indicate number(s) of the permit application(s) for the project to which this form pertains: _____
5. Existing zoning: _____
6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

7. Proposed use of site: _____
8. Proposed zoning (if different than existing): _____

B. Project Description (Include Precise Plan or Development Plan, where applicable)

1. Site size: _____
2. Square footage of building coverage: _____
3. Number of floors in building(s): _____
4. Total floor area: _____
5. Amount of off-street parking provided: _____
6. Proposed scheduling (phasing) of current development and any anticipated future development: _____

7. Please provide complete information for your project.
 - If residential, include the number of units, schedule of unit sizes, range for sale prices or rents, and types of household size expected:
 - If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, and loading facilities:
 - If industrial, indicate type, estimated employment per shift, number of shifts, and loading facilities:
 - If institutional, indicate the major function, estimated employment per shift, number of shifts, estimated occupancy, loading facilities, and community benefits to come from the project:
 - If public works, indicate the kind, whether it is taking place within the existing public right of way, and whether it is replacing an existing system or facility:_____

8. If the project involves a variance, conditional use permit, zone change, or general plan redesignation, state this and indicate clearly why such application is required: _____

C. Environmental Setting

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartments, local retail, regional commercial, etc.) and scale of development (height, frontage, set-backs, etc.). Attach photographs of the vicinity.

- D. Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

(Signature)

For: _____

Certification Of Property Owners And Occupants List

To be filled out by applicant

City of West Covina
Planning Department
1444 West Garvey Avenue
West Covina, CA 91790

Subject: _____

I, _____, do hereby certify, under penalty of perjury, that the attached list sets forth the names and addresses of the following persons as they appear on the **most recent** equalized assessment roll of the Los Angeles County Assessor.

Sincerely,

Printed Name

Address

Phone Number () _____

Dated _____ in the City of _____, California.

Signature

Occupant's Permission To Enter And Investigate Site

City of West Covina
Planning Department
1444 West Garvey Avenue
West Covina, CA 91790

I, _____ as _____
(owner or lessee)

and occupant of the property located at

do hereby authorize representatives of the City of West Covina to enter upon the above- mentioned property for inspection purposes and to obtain photographs of the subject property to prepare reports for Public Hearing Case _____.

This authorization terminates upon the final decision on the case, made either by the Planning Commission or City Council of the City of West Covina.

I do / do not have a dog on the premises.
(*circle one*)

Signature

Date

To be filled out by occupant (owner or lessee)

Deposit Agreement

Case _____

This is to certify that I, _____
(applicant)

understand that the \$2,500. deposited at the time of the filing of this application is to be used to cover staff time at the hourly rate determined by city Council Resolution (rate changes effective July 1st of each year) which is currently \$96.36 per hour, and any City Attorney time at current rates. Should my deposit be depleted at any time prior to the completion of the process, the process will be suspended until additional deposits, the amount of which shall be determined by the Planning Director, are made. Failure to provide additional funds within ten (10) days after notification of depletion shall be cause for withdrawal of this application. I also understand that prior to the issuance of any future building permit(s) associated with this application, all fees must be collected and deposit accounts settled.

Signed: _____

Date: _____