



INSTRUCTIONS FOR FILING AN ADMINISTRATIVE PERMIT (R-1 ZONE)

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

1. **Application Sheet**
2. **Owner's Permission** authenticated by notary. **The Owners Permission MUST be notarized or the Planning Division will not accept the application.**
3. **Filing Fee and Deposit Agreement**
 - a. Residential - No Construction: \$681.62*
 - b. Residential - Construction: \$1,373.88*
 - c. *An additional fee plus the actual cost of Attorney fees if a public hearing is required and/or requested, will be charged against an initial deposit as determined by the Director.*
4. **Property Owners List:** (3) Three copies on self adhesive mailing labels, plus one photocopy and a Radius Map. A notarized certification of the property owners list must be provided.
5. **(2) Two copies** of the required large plans (see 3rd page for detailed description). They must be 24" x 36" in size and folded to a maximum 8.5" X 13".
 - a. Site Plan
 - b. Floor Plan
 - c. Elevation Plans (when required)
 - d. Roof Plan (when required)

**If a public hearing is required, a total of ten (10) sets of large plans must be provided prior to scheduling a public hearing.*
6. **A digital copy** of the full set of plans on a **flash drive**. **E-mailed plans will not be accepted.**



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7. **Occupant's Permission To Enter And Investigate Site:** Submit the attached form with the ink signature of the current occupant.
8. **Administrative Permit Findings:** Fill out the corresponding form.



EXPLANATION OF ITEMS 1 THROUGH 7

The City will review your plans and request any corrections needed from you. If the application is complete and no corrections are needed, we will either approve the project within 30 days, or send the neighbor notification if required. During the public review period, anyone may request a public hearing for the proposed project. If such a request is received, a public hearing will be scheduled and an additional notice will be mailed to surrounding property owners a minimum of seven days prior to the hearing date, indicating the date, time, and location of the scheduled public hearing. If no one requests a hearing within the review period, the Community Development Director makes a decision without holding a public hearing. All decisions of the Director for Administrative Permits are subject to an appeal period.

1. Application

To process the Administrative Permit, the attached application sheet must include the notarized authorization of the legal owner.

2. Filing Fee and Deposit Agreement

A flat fee depending on the type of project shall be required at the time of submittal of the application. If a public hearing is required and/or requested, additional fees, plus the actual cost of Attorney fees shall be charged against an initial deposit as determined by the Director. If the deposit is depleted, additional deposits may be required by the Director before work on the application resumes.



EXPLANATION OF ITEMS 1 THROUGH 7

3. Neighbor Notification and Property Owners 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, *commercial and residential*, within the required radius. 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 labels 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 three (3) copies of the applicant's address on labels, and one photocopy of a complete address label set.

Radius Map: The radius map must be prepared:

- showing all areas within the radius (the distance should be measured from the nearest edge of the subject property—see enclosed example)
- showing all property lines completely or partly within the radius line
- with the properties inside the line numbered to match the Owners list
- folded to 8½" x 13" maximum size.

<u>No Notification</u>	<u>Adjacent Property Owner and Occupant</u>	<u>100 Foot Radius</u>	<u>500 Foot Radius</u>
Garage/Storage Shed Height Increase	Secondary Driveway	Canopy Structures	Second Story Construction
Roof Mounted Mechanical Equipment	Animal Keeping	Recreational Vehicle Parking	Large Accessory Structure
Front Yard Pool/ Spa/ Sports Court			Sports Court Lighting
			Beekeeping



EXPLANATION OF ITEMS 1 THROUGH 7



4. Site Plan: All drawings must be prepared as noted below and folded together to 8½" x 13" maximum.
 - I. Format
 - A. Title as follows: Name, address, and telephone number of applicant.
 - B. North arrow and scale (orient drawings to the north and use a scale not less than 1" = 30' , unless approval has been granted by the Planning Division to reduce the scale).
 - 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 width(s)
 - 4) Sidewalk dimensions
 - 5) Access and driveway dimensions
 - 6) 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 property.
 - 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.



EXPLANATION OF ITEMS 1 THROUGH 7

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- K. Parking Area (Per Resolution No. 2513)
 - 1. Layout and dimensions of all parking 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 or existing grading (indicate topographic elevations).

IV. Map Legend

- A. Net acreage of parcel.
- B. Gross floor area for all buildings.
- C. Percentage of land covered by structures.
- D. Floor-area ratio
- E. Proposed off-street parking.
- F. Required off-street parking.
- G. Number of permanent seats, beds, classrooms, dwelling units (include size of each unit etc., as needed for the computation of the parking requirements)
- H. Walls and fences.
- J. Use of building.
- K. Parkway trees

5. Floor Plans

Floor plans must include the exact locations, dimensions, and uses (e.g. office, storage, kitchen, etc.) of all rooms, the locations and sizes of all windows, doors, and elevators, and the width, rise, and run of any stairs, along with the height of handrails.

6. Elevation Plans (when required)

For uses proposed in existing commercial developments where no changes are proposed to the exterior, elevation plans will not necessarily be required.

When required, elevation plans of front, sides, rear of the proposed developments must 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."

7. Architectural Treatment (when required)

If required, the colored elevation drawings, perspective drawings, and/or sample materials boards should be large enough for display purposes. Sample building materials displays should illustrate typical colors, textures, and materials.



ADMINISTRATIVE PERMIT (R-1) APPLICATION

A. **Planning Application Requested:**

- ☐ Second Story Construction
- ☐ RV/Recreational Equipment Parking
- ☐ Secondary Driveway
- ☐ Large Accessory Structure
- ☐ Other: _____

Case No.

FOR STAFF USE ONLY

B. **Project Information:**

Property Address: _____

Assessor's Identification Number (AIN): _____

Zoning Classification of the Subject Property: _____

Lot Area Per Parcel (Square Feet): _____

Building Square Footage: _____

Project Description: _____

C. **Project Coordinator/Applicant Information:**

Name: _____ Title: _____

Address: _____

Phone: _____ E-Mail: _____

D. **Property Owner Information:**

Name: _____

Address: _____

Phone: _____ E-Mail: _____



OWNER'S PERMISSION

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. (Attach a supplemental sheet if necessary):

Name: _____

Address: _____

Phone: _____ E-Mail: _____

Signature: _____

Name: _____

Address: _____

Phone: _____ E-Mail: _____

Signature: _____

The Owner's Permission MUST be notarized or the Planning Division will not accept the application.



DEPOSIT AGREEMENT

Case No.

This is to certify that I, _____
(applicant)

understand that if a public hearing is required and/or requested, an additional fee plus the actual cost of Attorney fees will be required and charged against an initial deposit as determined by the Director. 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 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.

Signature: _____

Date: _____



OCCUPANT'S PERMISSION TO ENTER AND INVESTIGATE SITE

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 Administrative Permit No. _____.

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

Signature: _____

Date: _____

To be filled out by the current occupant (owner or lessee)



ADMINISTRATIVE PERMIT FINDINGS

Prior to the granting of an administrative permit for projects located within all land-use zones it shall be found, as required by City Code, Sec. 26-401.5:

1. ***That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.***
2. ***That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.***
3. ***That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.***



4. *That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.*
5. *That the granting of such administrative permit will not adversely affect the general plan of the city, or any other adopted plan of the city.*



ADMINISTRATIVE PERMIT FINDINGS (RV PARKING ONLY)

1. *The manner and location proposed for the parking of vehicles is sensitive to visibility from and adverse aesthetic impacts to surrounding properties.*
2. *The manner and location proposed for the parking of vehicles is sensitive to the safety and convenience of pedestrians and motorists.*
3. *The proposed parking of vehicles will not unreasonably infringe upon the use and enjoyment of adjoining properties.*
4. *In the case of an application for parking of recreational equipment and trailers, no other suitable parking area exists in a garage, carport, or side or rear yard.*
5. *In the case of an application for parking of vehicles in the primary driveway, no other suitable parking area exists outside of the primary driveway and the installation of such suitable parking area is not possible or practicable given topography, lot size or configuration, or other existing improvements on the lot.*



ADMINISTRATIVE PERMIT (AP) APPLICATION CHECKLIST

FOR DEPARTMENT USE ONLY

CASE NO: _____

REFER TO: _____

DATE FILED: _____

FILING FEE: _____

RECEIPT NO: _____

APPLICATION COMPLETE?:

Application Submittal Checklist:

- ☐ (2) Two Full Sized Sets of Plans
- ☐ Digital Copy of Submitted Plans on a Flash Drive
- ☐ Notarized Owner's Permission
- ☐ Deposit Agreement
- ☐ Occupant's Permission To Enter And Investigate Site
- ☐ Property Owners and Occupants List
- ☐ Administrative Permit Findings