



LARGE GARAGE REVIEW APPLICATION

I. INTRODUCTION: Front Garage Review is required if your project involves construction of three or more garage spaces in front of the house, in which the overall width of the garage spaces, regardless of their orientation, is 35% or more of the lot width at the front property line. Additionally, said review shall apply to garages facing and accessed from side streets on reverse corner lots and rear streets on through lots; those respective street frontages shall also be used to calculate the applicability threshold of 35% for rear streets and 20% for side streets. For example, on a 60-foot wide lot, a three-car garage 30 feet in width at the front of the house would require front garage review since $30 \text{ feet} / 60 \text{ feet} = 50\%$.

This guide and the attached forms identify the information which you, as the applicant, must provide before the City can make a decision on your request. You are encouraged to contact the Planning Department at 790-8881 if you have any questions about your project or the application process.

II. APPLICATION REQUIREMENTS: The following items are required to be submitted to the City Planning Department when applying for the above review:

A. Attached Forms:

1. **Supplemental Form**

B. Drawing Sets:

1. **Site Plan** - thirteen (13) copies* - at a scale of 1" = 20' or larger (or as otherwise approved by the Director) and including the following:
 - Location of lot lines, streets (with street names), easements and all structures (existing and proposed);
 - Slopes, contours, trees, and other pertinent physical features;
 - All exterior building dimensions, setbacks;
 - Location, use and approximate distance from property line of the nearest structures on all properties surrounding the project site. This information may be submitted as a separate map or included on the site plan.
 - Vehicle circulation and parking areas, including dimensions of drive aisles and parking spaces; and
 - All exterior lighting, existing and proposed.
2. **Building Elevations** - thirteen (13) copies* - at a scale of 1" = 8' or larger (or as otherwise approved by the Director) and including the following:
 - All exterior sides of all existing and proposed buildings.
 - All exterior building dimensions, including heights; and
 - Description of all exterior building materials.
3. **Floor Plans** - thirteen (13) copies* - at a scale of 1" = 8' or larger (or as otherwise approved by the Director) and including the following:
 - Description of the proposed use of all interior floor area;
 - **Shading of the affected walls and areas to be modified or built;**
 - All dimensions of interior rooms or other enclosed areas; and
 - Location of all plumbing equipment, existing or proposed.



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NOTE: Please collate and fold all plans and maps to approximately 8½” X 11”. **Plans shall not exceed 24” x 36” in size.**

**The applicant may submit four (4) sets of plans for the initial review. Once it has been determined that the plans contain the necessary information, a total of thirteen (13) sets will be required.*

C. Other Materials:

1. **Digital Plan Submittal:** All plans will be required to be submitted in digital format (jpeg, tiff). Alternatively, an 8½” x 11” reduced print of each drawing sheet may be submitted.
2. **Application fee.** The amount is established by the current fee schedule and adopted by the City Council. Checks should be made payable to the City of La Cañada Flintridge.

III. PROCESSING YOUR APPLICATION: The following steps are typically involved in processing a Large Garage Review request.

- A. **Pre-Application Review.** A preliminary meeting with the Planning Staff is recommended, though not required. The meeting gives you and staff an opportunity to review your project and the applicable Zoning standards.
- B. **Application Submittal.** After you have prepared your plans and filled out the application forms, bring them, with the required fee, to the Planning Department. You will receive a case number for your project and a receipt for your payment. Only three (3) sets of plans are required for the initial review.
- C. **Staff Review of Application for Completeness.** The Planning Staff will let you know if there is anything missing from your application packet or set of plans. When the packet is deemed complete and a date is set for deciding your request, thirteen (13) sets of plans will be required.
- D. **Staff Review for Environmental Determination.** Your project will be reviewed for any possible environmental impacts. If additional information is required, we will notify you.
- E. **Staff Review of the Modification Request.** Staff will examine the application materials, including your plans, justification statement and other information. We will make one or more site visits, and may contact surrounding property owners.
- F. **Decision on Request.** A decision on your request will be made by the Planning Commission. The decision could be approval, approval with conditions, denial, or continuation for redesign. **THE PLANNING COMMISSIONERS WILL VISIT YOUR SITE PRIOR TO THE MEETING. BE SURE TO ARRANGE FOR OPEN GATES, PENNING OF ANIMALS, ACCESS TO SITE, ETC.**
- G. **Appeal.** If you or someone interested with the project disagrees with the decision, an appeal can be filed with the City. Information on appeals is available at the Planning Department.

IV. FEES: The following is the current fee schedule for Front Garage Review.

Application Fee:	\$500.00	Separate check may be required later:
Hearing Notice Fee:	\$150.00	County Posting Fee\$75.00 (payable to L.A. County Clerk)
<u>Environmental Review:</u>	<u>\$200.00</u>	
TOTAL FEE	\$850.00	



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LGR#

City Date Stamp

V. LARGE GARAGE REVIEW SUPPLEMENTAL APPLICATION FORM:

1. LOCATION OF PROPERTY (Street Address): _____

Assessor's Parcel Number _____ Nearest Cross Street _____

2. PROPERTY OWNER: _____

Name Telephone No. Fax No.

Street Address City, State Zip Code

3. APPLICANT: _____

Name Telephone No. Fax No.

Street Address City, State Zip Code

4. OTHER (optional): _____

Name Telephone No. Fax No.

Street Address City, State Zip Code

5. AREA OF SITE: _____ sq. ft. or _____ acres

6. PROJECT DESCRIPTION: (Examples: construct new 5,100 sf residence on hillside lot; or add 350 sf addition to residence; or construct fence in front setback):



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7. PROPERTY OWNER'S AFFIDAVIT

I (We), _____ hereby declare that I (We) am (are) owner(s) of the property involved in this application, and that all statements, answers and information submitted in support of this application are true and correct to the best of my (our) knowledge and belief.

I (We) further declare that I (we) understand that the City of La Cañada Flintridge encourages project applicants who are thinking of developing their property to discuss their project with their neighbors.

Property Owner's Signature(s)

Date

8. JUSTIFICATION STATEMENT: The following finding must be met before a Large Garage Review request can be granted. Please indicate how the proposed project meets this criteria (attach additional sheets as necessary):

The proposed project preserves the existing scale and character of the surrounding neighborhood, and protects public views, and aesthetics and other property values in such neighborhoods in a manner which is compatible with reasonable development of the subject lot and is consistent with the Residential Design Guidelines as adopted by Resolution of the City Council. This project meets this finding as follows:
