



Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

LOT-LINE ADJUSTMENT (LLA) SUBMITTAL REQUIREMENTS AND APPLICATION

The Community Development Department may grant an exemption to move the boundary between parcels if the action does not (1) increase the number of parcels or lots (2) a lot line adjustment between **four or fewer** existing adjoining parcels (3) the lot-line adjustment does not re-orient a lot or parcel to a new street frontage, (4) the underlying zone and General Plan land use designation of lot-line adjustment parcels are consistent (5) the lot-line adjustment between parcels or lot will not create conflict with the Compton Municipal Code.

Parcels created as a result of a lot line adjustment shall conform to the provisions of the Compton Municipal Code. An adjustment which reduces any parcel or lot below the minimum width or area for its zone must first obtain a Variance from the Planning Commission.

Parcels shall meet the requirements for off-street parking (additional garages may be required). Individual access to garages and other off-street parking shall be provided (shared or community driveways are not permitted). There shall be no cross drainage or water flow between parcel lines. Each parcel shall have individual water and sewer service (new sewer and water lines may be required).

The lot line adjustment process takes approximately 8 weeks to complete. *Please note that recordation costs are borne by applicant(s).* The following shall be submitted to the Community Development Department. The Community Development Department may be reached at (310) 605-5532, Monday through Thursday from 7:00 a.m. to 6:00 p.m.

SUBMITTAL REQUIREMENTS:

1. COMPLETED APPLICATION FORM (ATTACHED)

Submit a wet signed and notarized completed lot line adjustment application form. The application should include the property owner names, contact information, site addresses and tax assessor's ID number for each parcel a part of the application.

2. GRANT DEEDS

Submit copies of most recently recorded grant deeds and legal description exhibits, if any, for each property that is part of the application. *If the property owner listed on the grant deed(s) is a company or corporation then also provide a copy of the article of incorporation, bylaws or corporate minutes/resolutions to identify corporate officers/signers or partnership agreements to identify partners and authority. If the property owner listed on the grant deed(s) is a Trust, then provide the most current Trust information that identifies who can sign the application on behalf of the Trust.*

3. PRELIMINARY TITLE REPORT

4. Submit a copy of the preliminary title report for each parcel a part of the lot-line adjustment application. The preliminary title reports should be no older than 90 days from the time of submittal and should specify ownership, legal description and any easements.

5. **EXHIBIT "A" - LEGAL DESCRIPTIONS**

Submit three (3) sets of complete legal descriptions of the parcels **before and after** the lot line adjustment, including assessor parcel numbers (APN), prepared on separate sheets of paper and titled as **EXHIBIT "A"** and "**LOT LINE ADJUSTMENT (LLA) NO. _____**" underneath it. Make sure to number the pages (Page # of X) on the bottom of the page. Exhibit "A" shall be signed by the Licensed Land Surveyor/Registered Civil Engineer (licensed prior to 1982) who prepared the exhibits along with their wet stamp/seal and expiration date of license/registration.

6. **EXHIBIT "B" - LOT LINE ADJUSTMENT MAP**

Submit 3 wet stamped/signed copies of the Lot Line Adjustment plat sheet(s) drawn to scale and identified as **EXHIBIT 'B'** and provide "**LOT LINE ADJUSTMENT (LLA) NO. _____**" underneath it. Exhibit "B" must be signed by the Licensed Land Surveyor/Registered Civil Engineer (licensed prior to 1982) along with their wet stamp/seal and expiration date of license/registration. Make sure to number the pages (Page # of X) on the bottom of the pages, if multiple sheets. The lot line adjustment map/exhibit must include/address but not limited to the following:

- a. The map must be clear and legible.
- b. The map must be drawn to scale (Engineer's scale), specify scale use and provide north arrow.
- c. The map must be drawn in black ink, drawn on 8 ½" x 11" sheet of paper; unusually large or irregular parcels may be submitted on paper not to exceed 11"x17", but may incur additional recording fees.
- d. Show existing and proposed lot lines.
- e. The parcel(s) and the Lot Line Adjustments requested. The existing lot line to be relocated shall be shown as a dashed line and labeled "Existing Lot Line To Be Removed". The proposed lot line shall be shown as a solid line and labeled "Proposed Lot Line". All other property lines shall be shown as solid lines. Use a solid line three times heavier than the next heaviest line on the map for proposed property lines, solid lines for existing lot lines and dash lines for existing lot line to be adjusted.
- f. The location of the project site in relation to existing street and the distance of the nearest cross-street. (Must be detailed enough to allow someone not familiar with the area to locate the project site.).
- g. The dimensions (bearings/distance and delta/radius/arc length of each boundary of each proposed lot. Show bearings and distances from all parcel lines (record data only).
- h. Adjoining public streets, private streets, alleys, private driveways, and easements.
- i. Distance to nearest intersection.
- j. Area of each parcel before and after adjustment.
- k. Existing and proposed easements must be defined on the plot.
- l. Tax assessor ID number for each property
- m. Address for each parcel, if any.
- n. Number each parcel.
- o. Legend.
- p. Date that the exhibit was prepared.
- q. Location and use of all buildings and structures including garages, sheds, pools and other accessory structures.

- r. Distance between all buildings and structures and parcel lines (after adjustment).
- s. Name, address, and telephone number of each parcel owner.
- t. Name, address, contact phone number, registration/license number and wet seal/stamp and signature of the engineer/land surveyor who prepared the plat and legal description.

7. SITE PLAN

Since only certain information can be on the recorded Lot Line Adjustment map (Exhibit "B"), a second map/plan is required showing additional information necessary to verify compliance with the City's Zoning and Building ordinances. This information may be submitted on the "SITE PLAN". The following information must be included on the Site Plan:

- 1. Drawn to scale
- 2. All the same information provided on the Lot Line Adjustment Map;
- 3. The location of any above ground or underground structures (if any), including irrigation lines, septic tanks and leach lines, on the site. Dimension distances from proposed property lines to structures.
- 4. Zoning of each properties.
- 5. Building setbacks to all property lines and other structures.
- 6. Topography, drainage, and water flow.
- 7. Existing utility lines and meter locations from the street to each building.

Submit 1 full size (24"x36") and 1 reduced (11"x17") set of site plans.

8. TRAVERSE CALCULATIONS

Submit three (3) copies of the traverse calculations.

9. REFERENCE DOCUMENTS

Provide a copy of all referenced documents including Assessor's map, a copy of the underlying record map used in preparation of the legal description, a copy of all documents and deeds used in the preparation of the legal descriptions and computer print-out of traverse calculations with areas of the entire boundary for both the existing lot and proposed lots.

10. PICTURES OF THE PROPERTY

Provide clear current color photos (printed on 8 1/2"x11" sheet of paper) of each property, taken from the street and from within the property showing all buildings and structures located on the affected parcels.

11. BUILDING PERMITS

Provide one copy of building permits, to be obtained from the Building & Safety Department, for **each** building/structure located on the affected property (including accessory structures, e.g., garages, sheds, car ports, pools).

8. STATEMENT CONCERNING DRAINAGE

A notarized statement by the owner(s) indicating that there will be no cross drainage or water flow between the new parcel lines established by the lot-line adjustment.

9. USB DRIVE

Provide one (1) USB drive that contains a separate digital copy of each document and set of plans submitted (i.e. application, grant deed, exhibits, photos, etc.); PDF and/or jpeg are acceptable formats.

10. APPLICATION FEE

Application Fee \$2,141.00

Environmental Exemption Fee \$632.00

Total Submittal Fee \$2,773.00 (Made Payable to the City of Compton)



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LOT LINE ADJUSTMENT APPLICATION

In accordance with Section 66412(d) of the State Subdivision Map Act the owner(s) of the parcels described below request permission to adjust the boundary between parcels.

In making such a request it is understood that exemption from the Parcel Map regulations does not relieve responsibility from complying with other applicable sections of the Zoning Ordinance, Building Code, or Compton Municipal Code. It is also understood that each parcel shall have separate sewer and water connections and that there shall be no cross drainage or water flow between parcel lines created by the lot-line adjustment.

PROPERTY INFORMATION:

Total No. Of Properties a Part of This Lot Line Adjustment Application: _____

Property 1:

ASSESSOR PARCEL NUMBER: _____

PROPERTY ADDRESS: _____

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 1: _____

Owner

Name (s): _____

Owner

Mailing Address: _____

Phone No.: _____ **Email Address:** _____

Property 2:

ASSESSOR PARCEL NUMBER: _____

PROPERTY ADDRESS: _____

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 2: _____

Owner

Name (s): _____

Owner

Mailing Address: _____

Phone No.: _____ **Email Address:** _____

Property 3: **NOT APPLICABLE**

ASSESSOR PARCEL NUMBER: _____

PROPERTY ADDRESS: _____

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 3: _____

Owner

Name (s): _____

Owner

Mailing Address: _____

Phone No.: _____ **Email Address:** _____

Property 4: **NOT APPLICABLE**

ASSESSOR PARCEL NUMBER: _____

PROPERTY ADDRESS: _____

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 4: _____

Owner

Name (s): _____

Owner

Mailing Address: _____

Phone No.: _____ **Email Address:** _____

AUTHORIZED REPRESENTATIVE INFORMATION: **NOT APPLICABLE**

Representative

Name: _____

Mailing Address: _____

Phone No.: _____ **Email Address:** _____

Affidavit: *being duly sworn, say that I am/we are/ the owner(s) requesting this Lot Line Adjustment and that the statements and information contained in this application are in all respect true and correct to the best of (my/our) knowledge and belief.*

I/We, _____
PROPERTY OWNER(s) for Property 1
(Two Officer's Signatures Required for Corporation)

I/We, _____
PROPERTY OWNER(s) for Property 2
(Two Officer's Signatures Required for Corporation)

I/We, _____
PROPERTY OWNER(s) for Property 3
(Two Officer's Signatures Required for Corporation)

I/We, _____
PROPERTY OWNER(s) for Property 4
(Two Officer's Signatures Required for Corporation)

(Notary Seal)

Subscribed and sworn to before me this
_____ day of _____ 20_____