LOT-LINE ADJUSTMENT
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 provide (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 process takes approximately 6-8 weeks to complete. Please note that recordation costs are borne by applicant(s). The following shall be submitted by appointment 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.

After approval of the application, it is necessary for the application to fill out a Covenant and Agreement form. The form must be signed, notarized and then submitted to the Community Development Department for approval before recording it with the Los Angeles County Recorder. A separate form shall be completed for each parcel that was created by the lot-line adjustment. The form can be obtained from the Community Development Department.

SUBMITTAL REQUIREMENTS:

1. **COMPLETED APPLICATION FORM (ATTACHED)**
   A signed and notarized completed application form and should include the property owner names, addresses and tax assessor’s ID number for each parcel a part of the application.
2. **GRANT DEEDS**
   Provide copies of grant deeds and exhibits, if any, for all properties a 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.*

3. **PRELIMINARY TITLE REPORT**
   Provide 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.

4. **EXHIBIT MAPS**
   Three full size (and 2 reduced sets of existing and proposed parcel maps showing properties to be merged. The Exhibits shall be at least 8 ½ x 11 inches, should be legible and contain the following information:

   The exhibit map shall be prepared by a registered/licensed Land Surveyor and shall be drawn to scale (preferable scales are 1”=10 feet, ¼”=1 foot or another appropriate scale) with a north arrow at the top, left side of the page. It shall be fully dimensioned and show the parcels and parcel lines as they appear before the lot-line adjustment and shall be labeled as “Existing Parcel A”, and as “Existing Parcel B”. It shall also show the parcels as they will appear after the lot-line adjustment and shall be labeled as “Proposed Parcel A”. Lot numbers shall also be shown.

   The plot plan shall also contain the following:

   a. Date that the plot plan was prepared.
   b. Name and registration/license number of the surveyor.
   c. Scale of the plot plan.
   d. Zoning of the property.
   e. Tax assessor ID number(s) of the property
   f. Location and use of all buildings and structures including garages, sheds, pools and other accessory structures.
   g. Distance between all buildings and structures.
   h. Distance between all buildings and structures and parcel lines (before and after adjustment).
   i. Adjoining public streets, private streets, alleys, private driveways, and easements.
   j. Distance to nearest intersection.
   k. Topography, drainage, and water flow.
   l. Area of each parcel before and after adjustment.
   m. Existing water and sewer lines from street to each building.
5. **LEGAL DESCRIPTION AND TRAVERSE CALCULATIONS**
   Provide three (3) copies of the new legal description of the new adjusted lots and three (3) copies of the traverse calculations.

6. **PICTURES OF THE PROPERTY**
   Shall be taken from the street and from within the property showing all buildings and structures located on the affected parcels.

7. **BUILDING PERMITS**
   A copy of a valid building permit obtained from the Building Division for each 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. **CD**
   Provide one (1) CD 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. Make sure to provide a CD sleeve/case and label CD. Additional CD’s will be required with each re-submittal of plans.

10. **APPLICATION FEE**
    Application Fee $1,765.00
    Environmental Exemption Fee $521.00
    Total Submittal Fee $2,286.00 (Made Payable to the City of Compton)
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): ________________________________________________________
Lot Line Adjustment Submittal Requirements and Application

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: __________________________________________
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______