APPLICATION FOR MINOR SUBDIVISION

FEES:
Parcel Map: $1,605
Tract Map: $2,490

1. PURPOSE:
The purpose of the Minor Subdivision process is to supplement the provisions of the Subdivision Map Act in order to provide a complete subdivision program for the orderly development of all real property in the City and to assure compliance with the City’s General Plan and Zoning Ordinance.

2. INSTRUCTIONS FOR FILING:
   a. Application Form
      1) All information in this application shall be typed or legibly printed.
      2) Give full and complete answers to all questions.
      3) If necessary, attach extra sheets to answer questions fully.
   b. Application Fee
      At the time of filing payment of the application fee is required.
   c. Attachments Required
      27 copies of the Vesting Tentative Parcel Map or Vesting Tentative Tract Map (as applicable), folded to 8½ “ X 11” size, must accompany this application at the time of filing (See Instructions for Graphic Portions). A digital version (PDF) must also accompany the submittal.

3. REPRESENTATION:
   THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE PLANNING COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. PROCEDURE:
   a. Applications for Minor Subdivision shall be filed with the Planning Division approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Division). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
   b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters sent by first class mail to property owners within 300 feet of the subject property.
   c. The Planning Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.
INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION

(All plans must be drawn to scale and fully dimensioned.)

a. A Tentative Map (Parcel Map or Tract Map, as applicable), graphically representing the proposed redelination must be submitted with the application at the time of filing. The application will not be accepted until such time as the map is completed and attached.

b. Paper Size: 18” X 26” (folded to 8½” X 11” size) must be approved by the Planning Division.

c. Scale: Preferably at least 1” = 50’. Scale used must be sufficiently large to be clearly legible and show all required details.

d. Contents:
   1) Map Number as assigned by the County of Los Angeles Engineer;
   2) Address and Legal Description;
   3) The name and address of the recorded owner or owners;
   4) The name and address of the subdivider;
   5) The name and address of the person, firm, or organization preparing the Tentative Map (or Parcel Map or Tract Map, as the case may be);
   6) Date, north arrow, and written graphic scale;
   7) The location, names, and existing widths of adjacent streets and highways;
   8) The names and numbers of adjacent tracts;
   9) The contours at two (2’) foot intervals of predominant ground slopes between level and five (5%), and five (5’) foot contours for predominant ground slopes over five (5%) percent. Such contours shall be referred to the system of bench marks established by the City Engineer;
   10) The exact boundaries of areas subject to inundation or storm water overflow and the location, width, and direction of flow of all watercourses;
   11) The existing use or uses of the property to be subdivided and the outline to scale of any existing buildings and their locations in relation to existing or proposed street and lot lines;
   12) A statement of the present zoning and proposed use or uses of the property, as well as a statement of any contemplated or proposed zone changes;
   13) Any proposed public areas;
   14) The exact location of all trees with a trunk diameter of six inches (6”) or greater within the boundaries of the subdivision, as well as a statement of the types, sizes, and locations of existing and/or proposed street trees;
   15) The exact widths, locations, and uses of all existing and/or proposed easements for drainage, sewerage, and public utilities;
   16) All survey and mathematical information and data necessary to locate all monuments and to locate and retract any and all interior and exterior boundary lines appearing thereon, including bearings and distances of straight lines and radii and arc length, or chords, bearings, and length for all curves;
   17) The exact lot layout and dimensions of each lot in the subdivision;
   18) A statement of the water source and the provisions for sewerage and sewage disposal;
   19) The exact location of all fire hydrants;
   20) The exact location of all storm drain facilities;
   21) The exact locations, names, widths, proposed grades, and gradients and a typical cross-section showing the curbs, gutters, sidewalks, and other improvements for all street and access easements, including the proposed locations of all underground utilities;
   22) The proposed names of all newly proposed streets;
   23) The exact content of any deed restrictions;
   24) The exact location of the proposed building setback lines;
25) In a subdivision that is wholly or partially within a known oil field, there shall be shown the location of all existing oil wells and appurtenances and a plan of their disposition or treatment, including abandonment, underground placement, screening, fencing, landscaping, conversion of pumping units, etc. Such plan shall include the disposition or treatment of all future wells, drill sites, and operations. Such plan shall also include the written concurrence of the oil lessee or operator concerned; and;

26) In a subdivision which may reasonably be expected to be resubdivided at some future time, there shall be shown in dotted lines on the Tentative Map (or Parcel Map or Tract Map, as the case may be) a plan of future street extensions with special consideration given to drainage.

B. OTHER EXHIBITS:

Additional graphic materials to illustrate the proposed subdivision are always helpful to the Planning Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs and renderings. An electronic version (PDF) of drawings must accompany the submittal.
Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10 of the Redondo Beach Municipal Code, for a public hearing for a Minor Subdivision on the property described below.

### PART I - GENERAL INFORMATION

<table>
<thead>
<tr>
<th>A</th>
<th>APPLICANT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STREET ADDRESS OF PROPERTY:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</strong></td>
<td><strong>ZONING:</strong></td>
</tr>
<tr>
<td>LOT:</td>
<td>BLOCK:</td>
</tr>
<tr>
<td><strong>RECORDED OWNER’S NAME:</strong></td>
<td><strong>AUTHORIZED AGENT’S NAME &amp; EMAIL:</strong></td>
</tr>
<tr>
<td><strong>MAILING ADDRESS:</strong></td>
<td><strong>MAILING ADDRESS:</strong></td>
</tr>
<tr>
<td><strong>TELEPHONE:</strong></td>
<td><strong>TELEPHONE:</strong></td>
</tr>
</tbody>
</table>

### B | CONFORMANCE TO MINOR SUBDIVISION CRITERIA:

Give full and complete answers:

1. Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Minor Subdivision.
<table>
<thead>
<tr>
<th>B</th>
<th>CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.</td>
</tr>
<tr>
<td></td>
<td>3. Indicate how the proposed Minor Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.</td>
</tr>
<tr>
<td></td>
<td>4. Indicate how the proposed Minor Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.</td>
</tr>
</tbody>
</table>
OWNER’S AFFIDAVIT

Project address: ____________________________________________

Project description: ____________________________________________

________________________________________________________

I (We) ________________________________, being duly sworn, deposite and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): ____________________________________________

________________________________________________________

Address: ____________________________________________

________________________________________________________

Phone No. (Res.) ________________________________

(Bus.) ________________________________

Subscribed and sworn to (or affirmed) before me this _____ day of ____________, 20____ by ________________________________, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_______________________________
FILING CLERK OR NOTARY PUBLIC

State of California )
County of Los Angeles ) ss